SITE ANALYSIS NARRATIVE:
MUNICIPAL AUDITORIUM

design+build

Woodward

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01

INTRODUCTION

01 Introduction

AT ITS' INCEPTION, THE SITE OF MUNICIPAL AUDITORIUM WAS CHOSEN IN PART BECAUSE IT REPRESENTED THE "HEART OF THE CITY". THE CITY OF NEW ORLEANS IS NOW DETERMINING WHETHER RELOCATING CITY HALL TO THIS SITE WILL KEEP WITH THE CHARACTER OF THIS CULTURAL LANDMARK. AS THE BUILDING HAS REMAINED VACANT SINCE HURRICANE KATRINA IN 2005, BRINGING IT BACK TO LIFE IS THE CITY'S INTENTION.

CONCEPT C: THE PURPOSE OF THIS ANALYSIS IS TO TEST FIT THE RESULTS OF THE CITY OF NEW ORLEANS FACILITY PROGRAMMATIC STUDY ON TO THE MUNICIPAL AUDITORIUM SITE. IN THE FIRST PRELIMINARY TEST FIT CONCEPTS, APPROXIMATELY 450,000 SQUARE FEET FOR CITY HALL, 210,000 SQUARE FEET FOR THE CIVIL DISTRICT COURTS, PARKING FOR EMPLOYEES FOR THESE TWO BUILDINGS AND THE PARKING REQUIRED FOR THE MAHALIA JACKSON THEATER AND ARMSTRONG PARK WERE INCLUDED IN THE PROGRAM FOR THE SITE. THE RESULTS OF THAT TEST FIT MADE IT APPARENT THAT ALL OF THE PROGRAM LISTED WOULD OVERWHELM THE MUNICIPAL AUDITORIUM SITE AND SURROUNDING NEIGHBORHOOD. THOSE REJECTED PRELIMINARY CONCEPTS ARE INCLUDED AS "APPENDIX C - PRELIMINARY CONCEPT DESIGNS".

SUBSEQUENT TO THE PRELIMINARY CONCEPT DESIGNS, THERE WAS A MEETING HELD WITH THE STATE HISTORIC PRESERVATION OFFICE TO REVIEW THE POTENTIAL TO UTILIZE TAX CREDITS FOR THE REHABILITATION OF THE AUDITORIUM. THE PRELIMINARY OPINION OF THE STATE PRESERVATION OFFICE WAS THAT A LARGE MULTI-STORY ADDITION AT THE ANNEX PORTION OF THE AUDITORIUM AND EXTENSIVE DEMOLITION OF THE AUDITORIUM INTERIOR WOULD NOT BE CONSIDERED FAVORABLY FOR HISTORIC TAX CREDIT PURPOSES.

REHABILITATION OF MUNICIPAL AUDITORIUM'S 1930'S BEAUX ARTS STYLE BUILDING EXTERIOR AND MAINTAINING THE BUILDING AS A CULTURAL LANDMARK REMAINS AN IMPORTANT COMPONENT FOR THIS ANALYSIS. PURSUANT TO THE STATE HISTORIC PRESERVATION OFFICE'S OPINION AND REVIEW OF THE THREE PRELIMINARY CONCEPTS, THE CITY ELIMINATED ANY DESIGN THAT INCLUDED DEMOLITION OF THE AUDITORIUM ANNEX, EXTENSIVE INTERIOR DEMOLITION OF HISTORIC ELEMENTS AND LARGE ADDITIONS TO THE AUDITORIUM BUILDING. THE MOVE OF THE CIVIL DISTRICT COURTS AND ASSOCIATED PARKING TO THIS SITE WAS ALSO ELIMINATED.

THE PROGRAM ASSOCIATED WITH THE RELOCATION OF CITY HALL TO THE AUDITORIUM SITE WAS REDUCED SIGNIFICANTLY. RATHER THAN THE ORIGINAL 450,000 SQUARE FEET FOR THE ENTIRE CITY HALL PROGRAM, APPROXIMATELY 59 PERCENT OF THE PROGRAM WOULD MOVE TO THIS SITE. CITY DEPARTMENTS THAT HAVE A SIGNIFICANT PUBLIC INTERFACE WERE CHOSEN BY THE CITY TO MOVE TO THE MUNICIPAL AUDITORIUM SITE. OTHER CITY HALL DEPARTMENTS, 41 PERCENT, WOULD BE RELOCATED ELSEWHERE AND ARE NOT INCLUDED IN THIS ANALYSIS. REFER TO APPENDIX D FOR THE CITY PROVIDED PROGRAM BREAK-DOWN OF DEPARTMENTS THAT WOULD MOVE TO THE AUDITORIUM SITE.

CONCEPT C.1: THE NEXT CONCEPT DESIGNS INLCLUDE THIS 59 PERCENT OF THE PROGRAM MOVING TO THE AUDITORIUM SITE. THE ALTERERATIONS TO THE EXISTING BUILDING INTERIOR WERE SCALED BACK TO PRESERVE MORE OF THE DEFINING CHARACTER OF THE SPACE. THAT INCLUDED PRESERVING THE CONCERT HALL SIDE OF THE AUDITORIUM AND A MODEST INFILL OF THE LARGER AUDITORIUM SIDE OF THE BUILDING. THE AUDITORIUM INFILL IN THE SCHEME IS TO ADD TWO FLOORS WITHIN THE AUDITORIUM SIDE. DUE TO THE PROPOSED RESTORATION OF THE CONCERT HALL AS REQUIRED FOR POTENTIAL HISTORIC TAX CREDITS, A LARGE AREA FOR EXISTING CIRCULATION WOULD BE MAINTAINED AND RESTORED. THIS WAS CONSIDERED A DEFINING CHARISTIC FOR HISTORIC PRESERVATION PURPOSES. THUS, THE SQUARE FOOTAGE OF THE CITY HALL PROGRAM IS NOT DIRECTLY PROPORTIONAL TO THE 59 PERCENT OF PROGRAM MOVED. OTHER SIGNIFICANT DETAILS AND ORNAMENTATION WOULD BE PRESERVED. THE INTENT FOR THIS CONCEPT IS TO FOLLOW THE SECRETARY OF INTERIOR STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES.

PARKING REQUIREMENTS WERE REDUCED PROPORTIONALLY TO THE REDUCTION IN PROGRAM MOVING TO THIS SITE. THE NEED FOR MORE THAN 2,500 PARKING SPACES WAS ELIMINATED. TO AVOID OVER-CROWDING, THE PROPOSED PARKING STRUCTURE WILL NO LONGER BE WITHIN THE CONFINES OF THE MUNICIPAL AUDITORIUM SITE. RATHER, IT IS PROPOSED TO BE LOCATED ACROSS BASIN STREET. THE NEW CONCEPT PLANS CALL FOR A 50'-0" HEIGHT 5 LEVEL - 700 CAR GARAGE ON OTHER CITY OWNED PROPERTY. THE EXISTING SURFACE PARKING LOT BEHIND THE AUDITORIUM WOULD BE RETAINED AND UPDRAGED WTIH LANDSCAPING AND PREMEABLE PAVING TO HELP IMPROVE STORM-WATER RETENTION CAPACITY AND HELP REDUCE NEIGHBORHOOD FLOODING. THIS LOT WOULD ACCOMMODATE APPROXIMATELY 120 CARS.

BLOCKING DIAGRAMS WERE DEVELOPED FOR THE CITY HALL PROGRAM WITH A PROPOSED CONCEPTUAL FIT INTO THE AUDITORIUM, ANNEX AND A NEW CITY HALL BUILDING. THIS REVISED CONCEPT INCLUDED RESTORATION OF THE AUDITORIUM EXTERIOR AND MAINTAINING ITS RELATIONSHIP TO CONGO SQUARE, THE SURROUNDING ARMSTRONG PARK AND THE TREMÉ AND FRENCH QUARTER NEIGHBORHOODS. THE ANNEX OF THE MUNICIPAL AUDITORIUM, ALTHOUGH PART OF THE ORIGINAL CONSTRUCTION, WAS SIGNIFICANTLY MODIFIED OVER TIME. THE EXTERIOR OF THE ANNEX WAS REDONE AND A COVERED DRIVE-THROUGH AND BRIDGE WERE ADDED IN THE 1990'S. RESTORING THE AUDITORIUM CONCERT HALL, A MODEST INFILL OF THE LARGER SIDE OF THE AUDITORIUM AND THE ANNEX RESTORATION BACK TO IT'S ORIGINAL CONDITION WAS CONSIDERED. AS NOT ALL OF THE REQUIRED PROGRAM FIT INTO THE AUDITORIUM BUILDING WITH THE MODEST INFILL, A NEW 90,000 S.F. CITY HALL BUILDING WAS PROPOSED ON THE CORNER OF BASIN AND NORTH VILLERE STREETS. DUE TO COST AND PHYSICAL IMPACT OF THIS NEW CITY HALL STRUCTURE, IT WILL NOT BE PURSUED. (APPENDIX C.1 - ARCHITECTURAL DIAGRAMS.)

FOR THE FINAL CONCEPT PLANS INCLUDED IN THIS DOCUMENT, THE ENTIRE 59 PERCENT OF THE PROGRAM IS INCLUDED WITHIN THE AUDIOIRIUM BUILDING FOOTPRINT. NO NEW SEPARATE BUILDING IS PROPOSED ON THE AUDITORIUM SITE. IN ORDER TO ELIMINATE THE NEED FOR AN ADDED BUILDING, THIS LATEST CONCEPT INCLUDES AN INFILL OF THREE FLOORS ON THE LARGER AUDITORIUM SIDE OF THE BUILDING RATHER THAN ONLY TWO FLOORS AS INIDCATED IN CONCEPT C.1. ALSO INCLUDED IS A ONE STORY ADDITION TO THE ROOF OF THE RESTORED ANNEX BUILDING. THE CONCERT HALL SIDE OF THE AUDITORIUM IS STILL PROPOSED TO BE RESTORED. THROUGHOUT THE BUILDING INTERIOR AND EXTERIOR, SIGNIFICANT HISTORICAL FEATURES WILL BE RETAINED AND RESTORED.

IN ADDITION TO THE 700 CAR OFF-SITE PARKING GARAGE AS PROPOSED IN CONCEPT C.1, TWO EXISTING SURFACE PARKING LOTS BEHIND THE AUDITORIUM WOULD BE RETAINED AND UPGRADED TO ACCOMMODATE APPROXIMATELY 237 CARS.

A TRAFFIC AND PARKING IMPACT STUDY WAS COMMISSIONED AS PART OF THE FIRST CONCEPT'S SITE ANALYSIS. ALTHOUGH THE MUNICIPAL AUDITORIUM SITE IS CAPABLE OF HANDLING LARGE EVENTS, THE DAILY IMPACT ON THE NEIGHBORHOOD WITH THIS PROPOSED NEW FUNCTIONAL PROGRAM NEEDS TO BE CAREFULLY CONSIDERED. DUE TO THE CHANGE IN SCOPE OF THE PROGRAM FROM THE FIRST CONCEPT TO THE FINAL CONCEPT IN THIS REPORT, A REVISED PARKING ANALYSIS WITH THE SIGNIFICANTLY REDUCED VEHICLE AND PARKING CAPACITY WAS DONE. THE STUDY EVALUATED THE REDUCED SCOPE AND NEW LOCATION OF THE PARKING GARAGE OFF-SITE FROM THE AUDITORIUM, ACROSS BASIN STREET. REFER TO APPENDIX A FOR THE TRAFFIC IMPACT ANALYSIS.

PER THE NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE (2015), THE ZONING FOR THIS SITE IS DESIGNATED AS A REGIONAL OPEN SPACE DISTRICT (OS-R). WITH THIS ZONING DESIGNATION, THERE IS A 50'-0" HEIGHT RESTRICTION AND 35'-0" SETBACK FROM LOT LINES. GOVERNMENT OFFICES ARE A PERMITTED USE IN THIS OS-R ZONING DISTRICT. THE ANNEX ROOFTOP ADDITION MEETS THIS CRITERIA. THE PROPOSED PARKING GARAGE ACROSS BASIN STREET IS ZONED AS GREEN-WAY - OPEN SPACE DISTRICT (OS-G). PARKING GARAGES ARE CURRENTLY NOT PERMITTED. A ZONING CONSIDERATION FROM THE CITY FOR THIS DEVELOPMENT MAY BE REQUIRED. IF IT IS POSSIBLE TO INCLUDE THIS SITE AS A PLANNED DEVELOPMENT IN THE ZONING MASTER PLAN, THERE MAY BE OPPORTUNITIES TO ALLOW THE PARKING STRUCTURE AND POTENTIALLY INCREASE THE HEIGHT RESTRICTION. CRITERIA FOR PLANNED DEVELOPMENTS MUST MEET THE CITY THRESHOLDS OF APPLICABILITY AND GO THROUGH DESIGN REVIEW AND APPROVAL. THIS PROCESS MIRRORS THAT OF A CONDITIONAL USE, AND REQUIRES PUBLIC HEARINGS, PLANNING COMMISSION AND CITY COUNCIL APPROVAL.

THIS ANALYSIS OF THE SITE ALSO INCLUDES COMMENTARY ON SITE UTILITIES AND STORM WATER MANAGEMENT STRATEGIES.

02

HISTORIC SITE ANALYSIS

02 Historic site analysis | 1798-1866

2.1 INTRODUCTION:

ENVISIONED AS A GRAND MULTI-PURPOSE CIVIC CENTER FOR THE CITY OF NEW ORLEANS, THE MUNICIPAL AUDITORIUM IS PROMINENTLY SITED TO THE NORTH OF THE FRENCH QUARTER, ALIGNED WITH JACKSON SQUARE. DESIGNED FOR MAXIMUM ADAPTABILITY, IT COULD BE RECONFIGURED TO BECOME A SPORTS ARENA, OPERA OR ORCHESTRA CONCERT HALL, THEATER, BALLROOM, CONVENTION CENTER OR AUDITORIUM. IT WAS COMPLETED IN 1930 AND WAS DESIGNED IN A BEAUX ARTS STYLE WITH ART DECO DETAILING BY FAVROT AND LIVAUDAIS ARCHITECTS. THE 200,000 SQUARE-FOOT BUILDING HAS UNDERGONE A NUMBER OF RENOVATIONS OVER TIME, ESPECIALLY TO THE ANNEX PORTION AT THE REAR OF THE BUILDING. IT PLAYED AN IMPORTANT ROLE AS A CULTURAL LANDMARK IN THE NEW ORLEANS METROPOLITAN AREA BY PROVIDING A LARGE PUBLIC SPACE FOR SPECIAL EVENTS. IN THE 1990S IS WAS USED AS A TEMPORARY CASINO AND HOCKEY RINK. THE BUILDING HAS SAT VACANT SINCE AUGUST 2005 HURRICANE KATRINA AND LEVEE FAILURES RESULTED IN FLOODING AND A DAMAGED ROOF.

2.2 HISTORY OF SITE

THE SITE IS LOCATED JUST OUTSIDE OF THE ORIGINAL RAMPARTS SURROUNDING THE VIEUX CARRE. COLONIAL FORT ST. FERDINAND WAS IN THE VICINITY OF THE SITE AND WAS SUPPLANTED BY THE REGULAR STREET GRIDS OF THE TREMÉ NEIGHBORHOOD IN THE EARLY 19TH CENTURY. A MIXTURE OF WOOD FRAMED AND BRICK HOUSES AND COMMERCIAL BUILDINGS OCCUPIED THE LOTS. THE PARISH PRISON, TREMÉ MARKET, CARONDELET CANAL TURNING BASIN AND CIRCUS PLACE/ CONGO SQUARE/ PLACE D'ARMS (LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES FOR ITS ROLE AS A HISTORIC GATHERING PLACE FOR SLAVES) WERE NOTABLE LANDMARKS IN THE AREA. BY THE EARLY 20TH CENTURY, THE PRISON WAS REPLACED BY A SEWERAGE PUMPING STATION, THE CANAL WAS INFILLED, THE MARKET WAS DEMOLISHED, AND CONGO SQUARE WAS RENAMED BEAUREGARD SQUARE. A ONE-BLOCK SITE WAS CLEARED AND A PORTION OF ST. CLAUDE STREET WAS CLOSED FOR CONSTRUCTION OF THE MUNICIPAL AUDITORIUM IN 1929-1930. THE SITE IS NOTABLE FOR ITS AXIAL ALIGNMENT WITH JACKSON SQUARE. AS PART OF THE URBAN RENEWAL MOVEMENT OF THE 1950S AND 1960S, THE ADJACENT BLOCKS WERE ALSO RAISED IN ORDER TO CREATE A CULTURAL CENTER INCLUDING MAHALIA JACKSON THEATER OF THE PERFORMING ARTS (OPENED 1973) AND ARMSTRONG PARK (ESTABLISHED 1974). BEAUREGARD SQUARE RETURNED TO ITS HISTORIC NAME OF CONGO SQUARE.

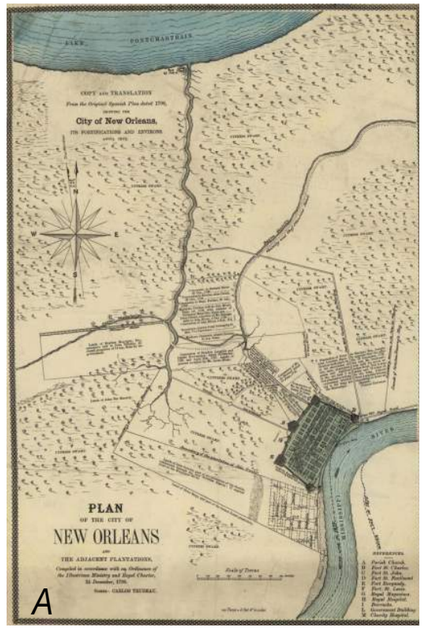
A) Trudeau Plan from 1798. Site located near letter 'D' Fort St. Ferdinand (demolished 1804) and adjacent to Canal Carondelet. (Library of Congress)

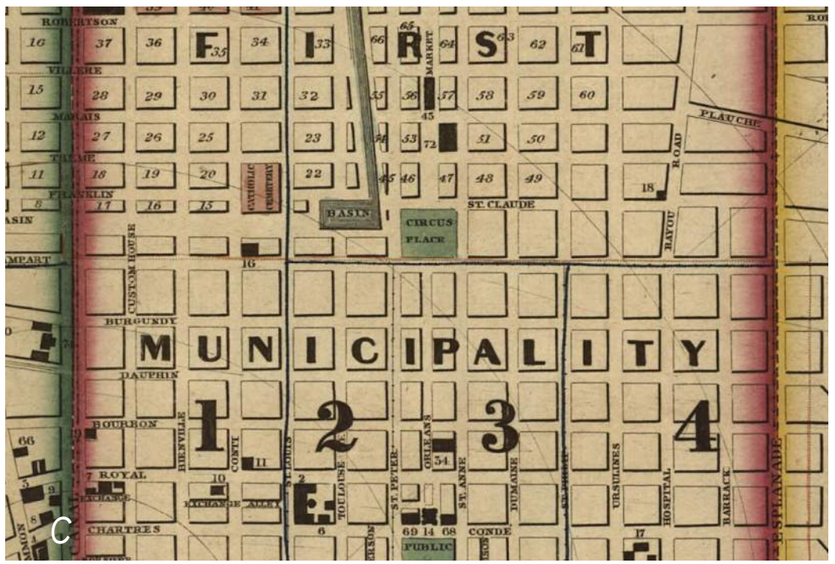
B) Map from 1815 with 'Communes de la ville' platted neighborhood at the building site, 'Place Publique' to the southeast, and Canal Carondelet with basin to the west. (Library of Congress)

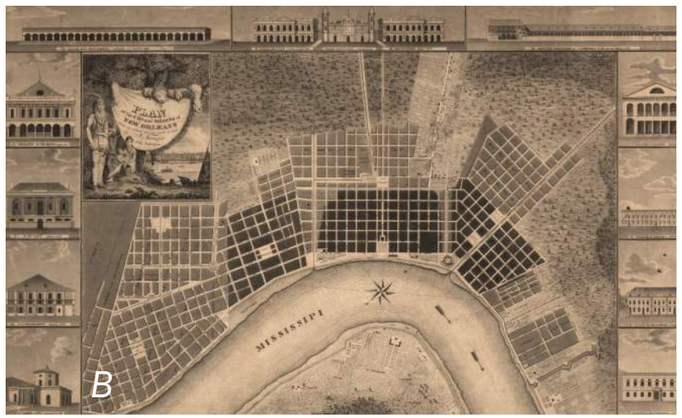
C) Detail from Norman's plan of 1845. A market is indicated to the northwest of the site, Parish Prison adjacent to site (labeled '72'), 'Circus Place' to the southeast (the current Congo Square), and the turning Basin to the west of the site. (Library of Congress)

D) Image of Parish Prison from 1866 (built 1833, demolished 1895), located to the north of the building site. (LSU Libraries Collection)

E) Image of Old Basin Canal turning basin (originally Carondelet Canal), located to the west of the site. (LSU Library Special Collections)







02 Historic site analysis | 1883-1928

A) Robinson Atlas from 1883 showing site adjacent to Carondelet Canal Basin, Congo Square, Parish Prison and Treme market. (Notorial Archives)

B) Sanborn Map 1885. Site transected by original street grid of Carondelet, St. Peter, Orleans, St. Claude. Treme, and Marais Streets and composed of a mix of 1 and 2 story brick and framed dwellings with some commercial uses. Adjacent to site is the Parish Prison, Canal and 'Old Basin', and Congo Square shown with a geometric layout of walkways. (State Library of Louisiana)

C) Sanborn Map 1908. Old Basin and Carondelet Canal to the west of the site. The Parish Prison was replaced by Sewerage Pumping Station 'A' in 1906 to the north of the site. Congo Square was renamed to Beauregard Square in 1893. (State Library of Louisiana)

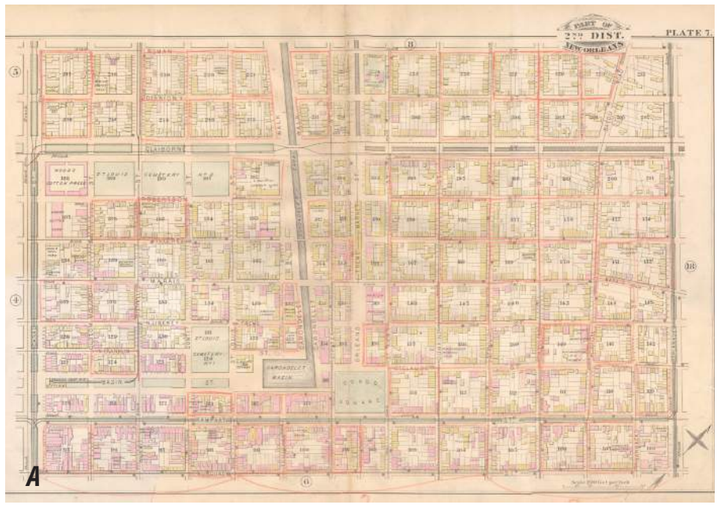
D) Photo of Pumping Station A under construction (circa 1906) with Tremé Market (built 1839, demolished 1932) in background. (New Orleans Public Library)

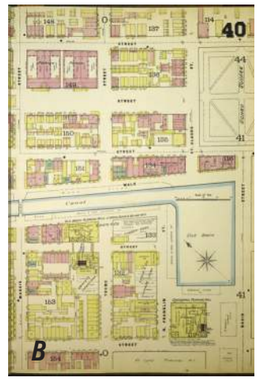
E) Aerial View of Site prior to construction of Auditorium (Historic New Orleans Collection)

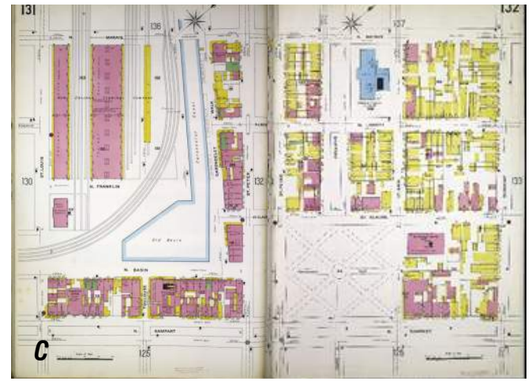
F) Circa 1928 illustration from poster promoting Beauregard Square site for Municipal Auditorium that highlights alignment with Jackson Square, Rampart Street, and Orleans Avenue. (New Orleans Public Library)

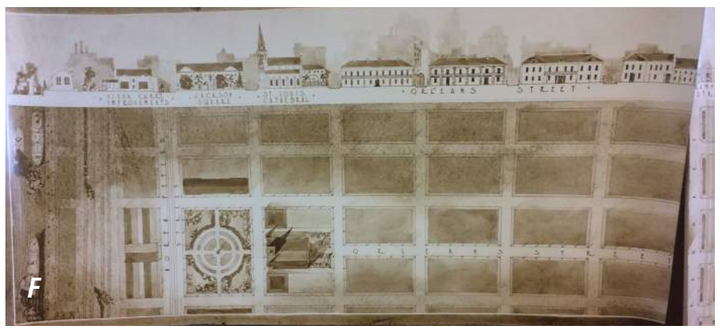
IMAGE C NOTE - SANBORN MAP FROM 1908 - DISPLACEMENT:

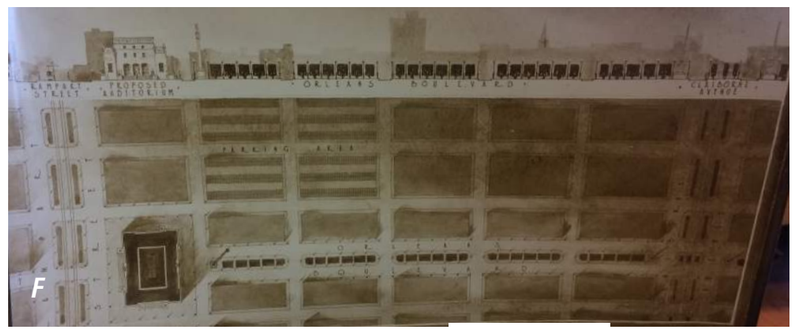
MAP INDICATED APPROXIMATELY 41 DWELLINGS PRESENT ON THE BLOCKS THAT WERE REPLACED BY THE MUNICIPAL AUDITORIUM.











2.3 TIMELINE OF BUILDING

STARTING IN 1917: MUNICIPAL AUDITORIUM AND CONVENTION HALL FOR NEW ORLEANS UNDER CONSIDERATION INCLUDING PROGRAMMING AND PRECEDENT STUDIES.

1922: $2,000,000 BOND FOR A MUNICIPAL AUDITORIUM DEFEATED

1926: PROJECT REVIVED UNDER MAYOR BEHRMAN. $2,000,000 BOND PASSED IN NOVEMBER UNDER MAYOR O'KEEFE.

JULY 1927: AUDITORIUM COMMISSION CREATED AND BEGAN SITE SELECTION PROCESS. SITE SELECTION PROCESS CONSIDERED SITES AT BEAUREGARD (CONGO) SQUARE, CLAIBORNE AVENUE NEAR CANAL STREET, BROAD AND TULANE, LAFAYETTE SQUARE, CITY PARK, AUDUBON PARK, AND CARROLLTON AND TULANE AVENUE. THE BEAUREGARD SQUARE SITE WAS CHOSEN FOR AMPLE PARKING, PROXIMITY TO CANAL STREET AND THE BUSINESS DISTRICT, EASILY ACCESSIBLE BY TOURISTS, AND FOR BEING IN THE 'HEART OF THE CITY.' THE COMMISSION CONSIDERED INCLUDING INCOME PRODUCING SPACES ON THE GROUND FLOOR FACING RAMPART. AN EARLY VERSION OF THE PLAN PLACED THE BUILDING IN BEAUREGARD SQUARE. THERE WAS SOME OPPOSITION TO THE LOCATION SINCE IT WOULD DISTURB A PUBLIC SWIMMING POOL AND PLAYGROUNDS AND THERE WAS SOME LITIGATION OVER THE EXPROPRIATION OF PRIVATE PROPERTIES.

MAY 1928: SITE SELECTED AND PROPERTY EXPROPRIATED.

JULY 19, 1928: FAVROT AND LIVAUDAIS ARCHITECTS (NOW MATHES BRIERRE) WAS SELECTED AS THE ARCHITECT WITH SAM STONE JR. SERVING AS CONSULTING ARCHITECT.

DECEMBER 31, 1928: DRAWINGS WERE COMPLETED.

FEBRUARY 1929: CONSTRUCTION STARTED BY CALDWELL AND BOND BROTHERS, TAKING 10 MONTHS AND 300-600 WORKERS WORKING DAY AND NIGHT TO COMPLETE.

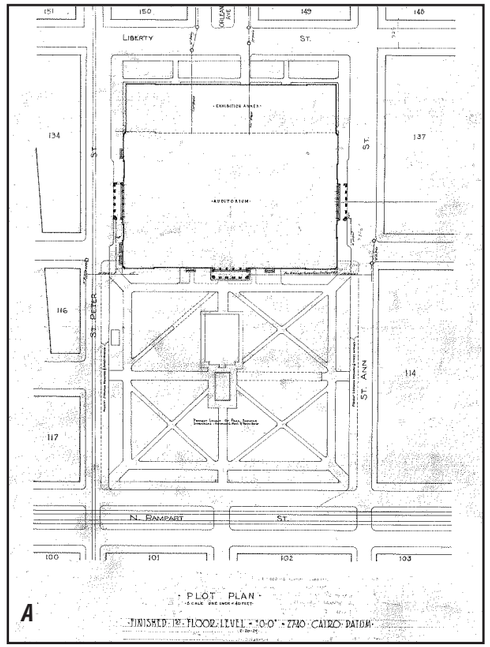
JANUARY 15, 1930: AUDITORIUM TURNED OVER TO THE CITY. TOTAL CONSTRUCTION COST $2,500,000.

MAY 30, 1930: AUDITORIUM FORMALLY DEDICATED AT A CEREMONY WITH OVER 250,000 PEOPLE VISITING THE FACILITY.

IMAGE C NOTE - SANBORN MAP FROM 1940 - DISPLACEMENT:

MAP INDICATED APPROXIMATELY 160 DWELLINGS AND 15 COMMERCIAL BUILDING ON THE SURROUNDING BLOCKS THAT WERE REPLACED BY THE MAHALIA JACKSON THEATER, TREME RECREATIONAL CENTER, PARKING AND PARK.

A) Site plan of the area from 1928, prior to construction of the Municipal Auditorium. Note Beauregard Square with swimming pool (formerly Congo Square); continuation of street grid of St Claude, Liberty, Marais, St. Ann, Orleans, St. Peter and Lafitte Streets; Sewerage and Water Board pumping station, and division of blocks into smaller lots. (City of New Orleans Archives)



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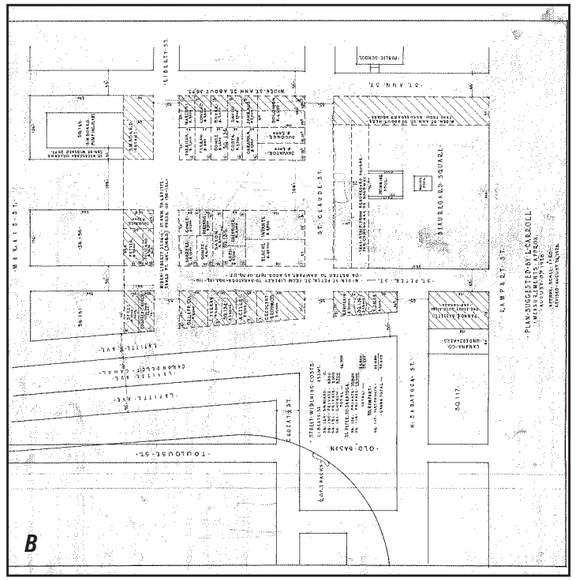
B) Site plan of Municipal Auditorium from 1928 drawing set. Note closure of St. Claude Street. (City of New Orleans Archives)



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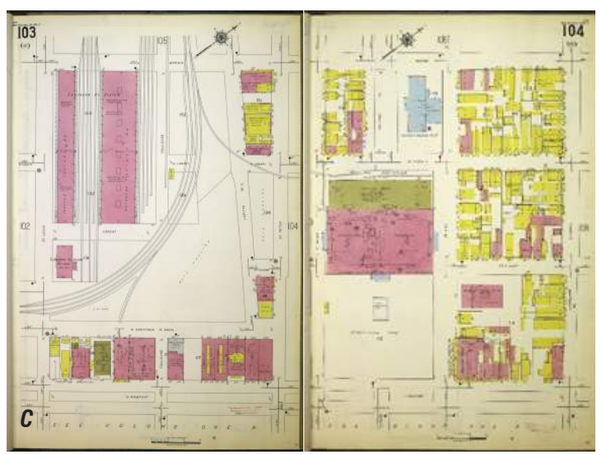
C) Sanborn map 1940 showing Municipal Auditorium. To the southwest, the Old Basin has been infilled and is used for parking. To the southeast, Beauregard Square with swimming pool. To the east, smaller dwellings. To the north, pumping station. St. Claude has been captured as part of the building but adjacent street grid remains. (State Library of Louisiana)



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D) 1931 New Orleans Item article with City Planning Commission's proposed plan (unbuilt) for a Civic Center surrounding the Municipal Auditorium and capturing several blocks of the French Quarter. (New Orleans Public Library)

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2.3 TIMELINE OF BUILDING

1966-1967: RENOVATIONS TO BUILDING INCLUDING RENOVATING CONCESSIONS, RENOVATING SEATING AND MOVABLE STAGE PLATFORMS, NEW ROOF, ENTRANCES AND LOBBIES REDESIGNED, PORTE COCHERE ADDED TO WEST SIDE OF BUILDING, OPEN SKYLIGHTS REPLACED, AND PLUMBING AND AIR CONDITIONING IMPROVEMENTS. MATHES BERGMAN FAVROT AND ASSOCIATES WERE THE ARCHITECTS.

1977: PLANS FOR ADDITIONAL RENOVATIONS AND REPAIRS TO ENGINEERING SYSTEMS IN THE BUILDING.

1990: INTERIOR RENOVATIONS TO AUDITORIUM, MAYOR'S PARLOR, BLUE ROOM, SCHEUERING ROOM, AND COKER ROOM COMPLETED WITH THE GOAL TO MAKE THE BUILDING MORE PROFITABLE (THESE SPACES WERE RENTED FOR PARTIES, WEDDINGS AND PROMS).

1993-1994: DRAWINGS PREPARED CONVERTING THE BUILDING INTO A TEMPORARY CASINO BY BILLES MANNING ARCHITECTS AND P.I. NEW ORLEANS INC. MODIFICATIONS INCLUDE ADDITION AT REAR OF BUILDING WITH COVERED DRIVE-THROUGH AS WELL AS INTERIOR RENOVATIONS.

1997: BUILDING RENAMED TO 'MORRIS F.X. JEFF AUDITORIUM'. (DR. JEFF WAS A PIONEER IN ESTABLISHING RECREATIONAL AND EDUCATIONAL PROGRAMS FOR AFRICAN AMERICAN CHILDREN IN NEW ORLEANS)

1997: DRAWINGS PREPARED BY PAUL HAYNES ASSOCIATES ARCHITECTS FOR CONVERSION TO A 5000 SEAT HOCKEY ARENA. BUILDING USED BY THE NEW ORLEANS BRASS, A MINOR LEAGUE HOCKEY TEAM, FROM 1997-1999. THE ICE RINK WAS DESIGNED TO BE DEMOUNTABLE WHEN NOT IN USE SO THE AUDITORIUM COULD STILL BE USED FOR MARDI GRAS BALLS AND OTHER EVENTS.

AUGUST 2005: HURRICANE KATRINA AND LEVEE FAILURES CAUSE FLOODING AND WIND DAMAGE TO BUILDING. BUILDING REMAINS VACANT. IN LATE 2005, A SECTION 106 REVIEW WAS INITIATED BY FEMA FOR EMERGENCY REPAIRS TO THE BUILDING.

- AUGUST 2013: AS PART OF SECTION 106 REVIEW, FEMA DETERMINED THIS PROJECT AREA IN "HIGH PROBABILITY ZONE FOR ARCHAEOLOGICAL RESOURCES AND THAT UNDERTAKING WOULD RESULT IN NO ADVERSE EFFECT TO HISTORIC PROPERTIES WITH CONDITIONS". PLANNED UNDERTAKING INCLUDED ROOF REPLACEMENT, REPAIRS TO BROKEN GLASS AND REMOVAL OF FLOOD DAMAGED ITEMS.

DECEMBER 2014: N-Y ASSOCIATES ARCHITECTS PREPARE REPAIR CONSTRUCTION DRAWINGS THAT INCLUDED REBUILDING OF DAMAGED EXTERIOR BARREL VAULT WALL WITH METAL STUDS, NEW MECHANICAL EQUIPMENT MOUNTED ON A PLATFORM ON SITE, REMOVAL OF SOME INTERIOR EQUIPMENT AND FINISHES, ROOFING REPAIRS, AND INSTALLATION OF SECURITY BARRIERS.

A) 1963 rendering of proposed cultural center at the current Armstrong Park (unbuilt) by Mathes Bergman Favrot Architects. Note proposed theater shown where the Mahalia Jackson Theater for Performing Arts now stands. (City of New Orleans)

B) View from Municipal Auditorium looking toward Congo Square, showing alignment of site with St. Louis Cathedral. Congo Square historically was a gathering place for slaves on Sundays. The present design of the Square includes paved stone concentric circles, representing the dancing that occurred on the site. There is a non-functioning subterranean fountain with jets at the center of the square. (Historic New Orleans Collection)

C) Post 1973 aerial photograph of land cleared for creation of Armstrong Park. The Municipal Auditorium and Congo Square are on the left. The new Mahalia Jackson Theater is in the center. (New Orleans Public Library).


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2.4 ARCHITECTURAL DESCRIPTION

A. AUDITORIUM:

THE LARGE AUDITORIUM SPACE IS SUB-DIVIDABLE VIA 10-TEN STEEL LIFTING WALLS INTO A LARGER AUDITORIUM SPACE (SEATING FOR 6500) AND SMALLER CONCERT HALL (SEATING FOR APPROXIMATELY 3000) WITH A MOVABLE STAGE PLATFORM IN THE CENTER. THE ADAPTABILITY OF THE MULTIPURPOSE SPACE AND THE ENGINEERING REQUIRED TO FACILITATE IT WAS CONSIDERED QUITE ADVANCED FOR THE TIME IS WAS DESIGNED. THE STAGE HAS A FLY LOFT ABOVE AND AN ELEVATOR PLATFORM TO THE BASEMENT. AT AN ORIGINAL COST OF $35,000, THE ORIGINAL STAGE EQUIPMENT WAS CONSIDERED STATE-OF-THE-ART FOR THE TIME. THREE LEVELS OF TIERED BALCONY SEATING SURROUND THE CENTRAL SPACE. THE AUDITORIUM CONTAINED TWO PROJECTION ROOMS AT THE ENDS OF THE SPACE THAT WERE EQUIPPED WITH 'TALKIE EQUIPMENT FOR MOTION PICTURES'. TWO CHOIR/ ORGAN CHAMBERS LATERALLY BISECT THE SPACE AT THE 5TH LEVEL. ORIGINAL FINISHES IN THE AUDITORIUM INCLUDE 'CELLIZED' WOOD FLOORING, PLASTER WALLS, AND FURRED PLASTER PANEL CEILINGS. 'CELOTEX' BAGASSE FIBERBOARD INSULATION CEILING PANELS WITH A DECORATIVE GEOMETRIC PATTERN WERE INSTALLED TO AID WITH ACOUSTICS AT THE MAIN CEILING. IN AN ELLIPTICAL CURVE SURROUNDING THE AUDITORIUM CEILING IS A DECORATIVE CORNICE WITH CONCEALED LIGHTING AND THE NAMES OF HISTORICALLY IMPORTANT COMPOSERS, WRITERS, AND SCHOLARS SUCH AS 'MOZART, STRAUSS, RUBENSTEIN, SCOTT, RUSTIN, MILTON, DARWIN, PLATO'. DECORATIVE DETAILS INCLUDE PIERCED GRILLE WALL PANELS. THE LARGE PIERCED GRILLE AT THE CENTER OF THE AUDITORIUM WAS ORIGINALLY FINISHED IN STAINED OAK AND HAD A LARGE SKYLIGHT ABOVE. THERE ARE SIX LARGE, DECORATIVE BRASS CHANDELIERS IN THE AUDITORIUM CEILING WITH LIGHTS THAT COULD SUPPOSEDLY CHANGE COLORS. THE APERTURES IN THE FLOOR WERE ORIGINALLY USED TO CREATE INDOOR FOUNTAINS.

A) Building Sections and Fifth floor plan of Municipal Auditorium from 1928 drawing set. (City of New Orleans Archives)

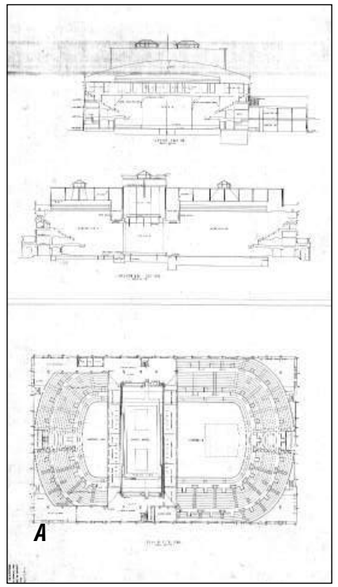
B) Drawing of original light fixtures from 1928 drawings (City of New Orleans Archives)

C) Undated early photo showing steel walls that divide auditorium being lifted. (New Orleans Public Library)

D) Undated early photo showing Auditorium configured for a stage performance. Note large skylight with pierced screen in center of ceiling. (Historic New Orleans Collection)

E) Early undated photo of auditorium at a trade show. Note the original parquet wood flooring and decorative stenciling at balcony. (New Orleans Public Library)

F) Early undated photo showing original acoustic ceiling treatment and painted names at cornice of auditorium. (New Orleans Public Library)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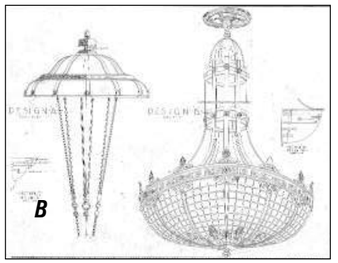
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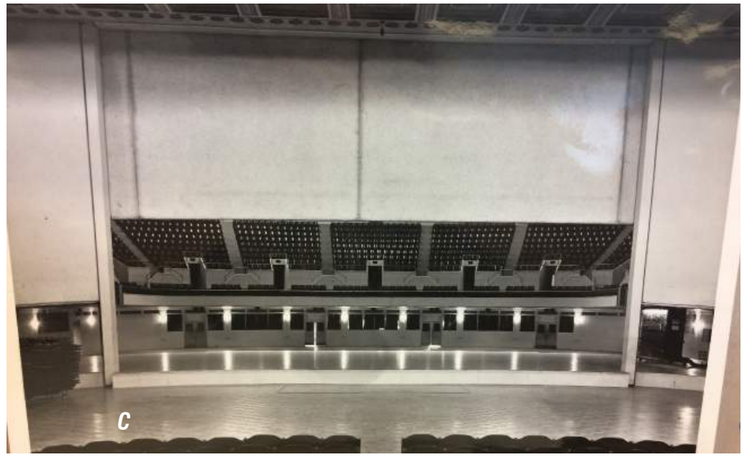
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2.4 ARCHITECTURAL DESCRIPTION

B. SUPPORT SPACES:

CIRCULATION AND SUPPORT SPACES SURROUND THE AUDITORIUM. THERE ARE THREE ENTRY LOBBIES WITH EXTERIOR PORTICOS ACCESSIBLE VIA STAIRS. ORIGINAL FINISHES OF LOBBIES INDICATED QUARRY TILE FLOORS, AND PLASTER WALLS AND CEILINGS; HOWEVER, AN ITEM-TRIBUNE ARTICLE FROM 1929 IT INDICATES THE FLOORS AS 'POLISHED TRAVERTINE OR VOLCANIC ROCK TREATED BY MODERN PROCESS.' THE CORRIDOR SURROUNDING THE AUDITORIUM WAS ORIGINALLY INDICATED TO HAVE A CEMENT FLOOR AND BASE AND PLASTER WALLS AND CEILING. A NEW TERRAZZO FLOORING WAS INSTALLED IN THE LOBBIES AND CORRIDORS ON THE FIRST FLOOR IN 1967. TYPICAL INTERIOR DOORS WERE WOOD PANELED. ENTRY DOORS AT THE LOBBY ARE PAIRED BRONZE COVERED DOORS AND FRAME WITH WIRE GLASS. THE DOORS FROM THE ENTRY LOBBY TO THE FOYER WERE ORIGINALLY IMITATION LEATHER COVERED PANELS. IN THE 1967 RENOVATION, SOME OF THE INNER DOORS IN THE LOBBY WERE REPLACED WITH GLASS DOORS AND THE LOBBY WAS PANELED. THIS RENOVATION ALSO PLASTERED OVER LARGE GLASS WINDOWS THAT SEPARATED THE LOBBY FROM THE SEATING AREA.

C. ANNEX:

A TWO-STORY EXHIBITION HALL ANNEX WAS CONSTRUCTED AT REAR OF BUILDING AS PART OF THE ORIGINAL CONSTRUCTION. IT COULD BE SUBDIVIDED INTO TWO ASSEMBLY HALLS WITH STAGES AT EITHER END AS WELL AS A LARGE EXHIBITION SPACE IN THE CENTER. THE SPACES HAD LARGE SUBDIVIDED, OPERABLE STEEL WINDOWS. ART DECO DETAILING DECORATED THE STAGE PROSCENIUMS. THE FLOOR PLANS AND EXTERIOR HAVE BEEN HIGHLY ALTERED OVER TIME.

A) Early undated photo of entry lobby. (New Orleans Public Library)

B) Early undated photo of 2nd floor corridor. (New Orleans Public Library)


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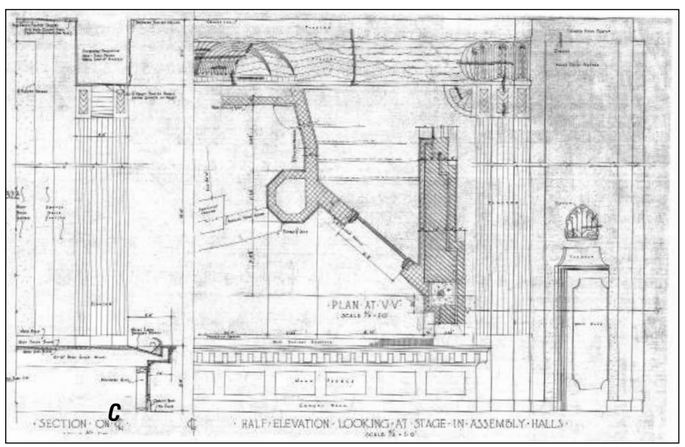
C) Art deco detailing at annex assembly hall stage from 1928 drawing set. (City of New Orleans Archives)

D) September 2019 photo of stage with Art Deco detailing.



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2.4 ARCHITECTURAL DESCRIPTION

D. STRUCTURE:

CONCRETE ENCASED STEEL BEAMS WITH STEEL TRUSSES FOR THE VAULTED ROOF STRUCTURE. THE ROOF STRUCTURE WAS VAUNTED AS THE 'LARGEST STEEL TRUSSES IN THE SOUTH' AT THE TIME OF CONSTRUCTION.

E. BUILDING SYSTEMS:

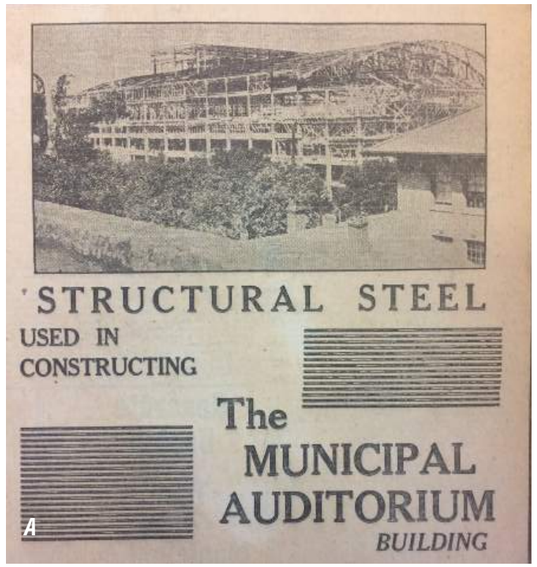
ORIGINAL DESIGN INCORPORATED A SPRINKLER SYSTEM. THE BUILDING WAS ORIGINALLY NATURALLY VENTILATED VIA FOUR AUTOMATIC GRAVITY SKYLIGHT VENTILATORS AT THE ROOF AND LARGE FANS. THE BUILDING WAS HEATED BY A BOILER AND HOT WATER PIPING.

F. BASEMENT:

ORIGINALLY USED FOR BOILER ROOM, FAN ROOMS, DUCT VAULTS, STORAGE, AND BELOW STAGE RAISE-ABLE PLATFORM.

G. **EXTERIOR**:

SYMMETRICAL TRIPARTITE ELEVATIONS WITH CLASSICAL DETAILING ON THREE PRIMARY FACADES. THE STYLE IS CHARACTERISTIC OF CLASSICAL BEAUX ARTS TRANSITIONING TO THE STRIPPED CLASSICISM OF PWA MODERNE WITH SOME ART DECO ELEMENTS. TYPICAL BEAUX ARTS ELEMENTS INCLUDE: SYMMETRY, FLAT ROOF, RUSTICATED BASE, PROMINENT ENTRANCE PORTICOS, MANNERIST DETAILS, ARCHED OPENINGS, AND OTHER CLASSICAL ARCHITECTURAL DETAILS. THE REAR FAÇADE IS THE ANNEX, WHICH HAS BEEN GREATLY ALTERED OVER TIME. EXTERIOR WALL CONSTRUCTION IS CLAY TILE WALL WITH PLANED OR SAWED LIMESTONE CLADDING.



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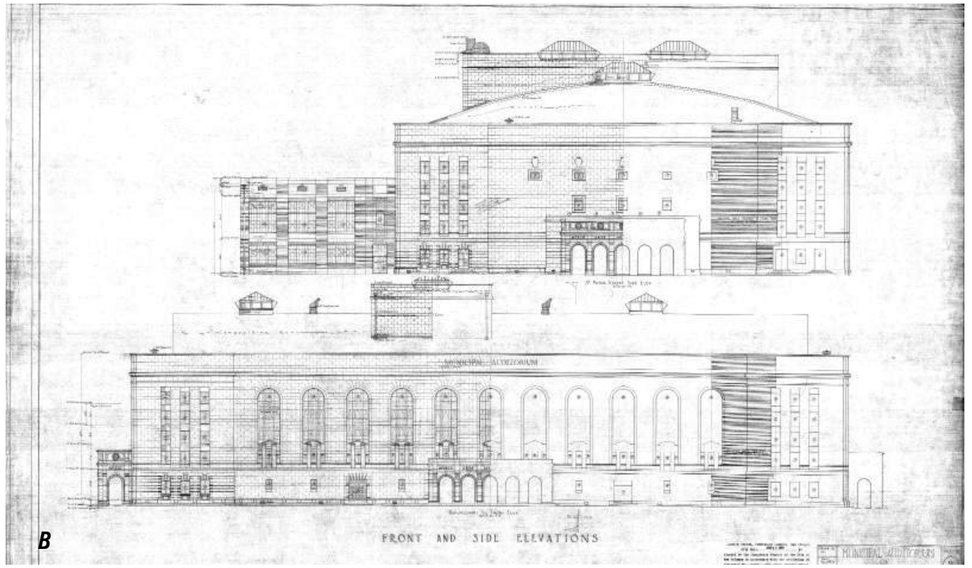

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A) Newspaper advertisement showing photograph of structural steel frame for auditorium under construction. (New Orleans Public Library)

B) Exterior elevations from 1928 drawing set. Note the original appearance of the 2-story annex and entrance porticos. (City of New Orleans Archives)

C) Undated early photo of Municipal Auditorium, before construction of porte cochere. (Historic New Orleans Collection)

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21.4 ARCHITECTURAL DESCRIPTION

FRONT (SOUTHEAST) ELEVATION

- CENTRAL BAY: 11 ARCHED TOP LARGE VERTICAL STEEL AND GLASS WINDOWS CONTINUOUS FROM THE 3RD TO 5TH FLOORS. BELOW THOSE AT THE SECOND FLOOR, TRIPARTITE WINDOWS ARE FLANKED BY LIMESTONE PILASTERS SUPPORTING ALTERNATING ARCHED AND TRIANGULAR PEDIMENTS WITH CARVED LIMESTONE GEOMETRIC ORNAMENT. THE ENTABLATURES ALTERNATE BETWEEN ARCHED AND GABLE FORMS. A PROJECTING SIMPLE CORNICE IS CONTINUOUS AT THE TOP OF THE BUILDING WITH INCISED 'MUNICIPAL AUDITORIUM' AT THE CENTER.

- END BAYS: END BAYS HAVE THREE INSET VERTICAL BANDS RUNNING FROM THE 2ND TO 5TH FLOORS WITH SMALLER STEEL AND GLASS SINGLE SASH WINDOWS AND BIAS-RELIEF CARVED LIMESTONE PANELS. ART DECO CHEVRON PATTERN ABOVE THE TOP STORY WINDOWS. PROJECTING CORNICE WITH DENTILS AND INCISED HORIZONTAL LINES.

- PROJECTING 5 BAY ENTRANCE PORTICO IN THE CENTER AT THE 1ST FLOOR WITH FLAT ROOF. PROJECTING CORNICE WITH DENTILS AND INCISED LETTERING THAT READS 'COMMERCE, MUSIC, POETRY, ART, DRAMA, ATHLETICS, INDUSTRY'. ARCHED OPENINGS ARE SURROUNDED BY RUSTICATED IONIC PILASTERS AND HAVE A CORBEL AT THE KEYSTONE. INTERIOR OF PORTICO HAS A VAULTED CEILING. CARVED LIMESTONE LYRE IN ROUNDELS ABOVE THE ENTRANCE DOORS. DOORS ARE PAIRED GLAZED BRASS DOORS (NOTE THAT THEY ARE CURRENTLY COVERED FROM THE EXTERIOR).

- LIMESTONE VENEER WITH SMOOTH, DRESSED BLOCKS; GRANITE BASE.

- RUSTICATED BASE AT END BAYS WITH PROJECTING VOUSSOIRS AROUND WINDOWS AND KEYSTONES ABOVE. WINDOWS HAVE PROJECTING SILLS SUPPORTED BY CORBELS BELOW WITH TWO ROUNDELS BETWEEN.

A) Undated early photo of vaulted entry portico. (New Orleans Public Library)

B) September 2019 photo showing arched top window at central bay.

C) September 2019 photo showing rusticated base.

D) September 2019 photo showing entrance portico.

E) September 2019 photo showing end bay with bias-relief Art Deco inset limestone panels.


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2.4 ARCHITECTURAL DESCRIPTION

SOUTHWEST ELEVATION

- END BAYS SIMILAR TO SOUTHEAST ELEVATION.
- CENTER BAY: SMALLER, PUNCHED OPENINGS WITH DECORATIVE SURROUNDS. THE UPPER SURROUNDS ARE GREEK KEY WITH PROJECTING LIMESTONE CARTOUCHES ABOVE.
- THE ORIGINAL PORTICO HAS BEEN DEMOLISHED AND REPLACED BY NON-HISTORIC PORTE COCHERE COLUMN SUPPORTED CANOPY.

NORTHEAST ELEVATION IDENTICAL (BUT MIRROR IMAGE) TO SOUTHWEST EXCEPT ORIGINAL PORTICO STILL INTACT.

REAR (NORTHWEST) ELEVATION TWO-STORY ANNEX WITH SIGNIFICANT ALTERATIONS. FAÇADE IS STUCCO WITH ALUMINUM STOREFRONT WINDOWS. ANNEX MODIFIED TO INCLUDE A LOADING DOCK AND COVERED DRIVE-THRU EXTENSION.

A) 1966 photo of porte cochere under construction. (New Orleans Public Library)

B) September 2019 photo of porte cochere.

C) Photograph of annex at rear of building prior to alterations, 1966 (New Orleans Public Library)

D) September 2019 photos of annex after alterations.


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2.5 HISTORICAL USES OF BUILDING

THE FIRST PERFORMER IN THE AUDITORIUM WAS AL JOHNSON IN JANUARY OF 1930. EARLY USES OF THE BUILDING WERE QUITE DIVERSE AND INCLUDED POLITICAL RALLIES, PAGEANTS, DANCES, SPELLING BEES, CHORAL SOCIETIES, PASSION PLAYS, OPERAS, CONCERTS, AUTO SHOWS, CONVENTIONS, TRADE SHOWS AND MEETINGS, CIRCUSES SHOWS (THE BUILDING MANAGER HAD TO 'SHORE UP THE STAGE BEFORE THE ELEPHANTS CAME ON'), COLLEGE AND HIGH SCHOOL GRADUATION COMMENCEMENTS, BOXING MATCHES (INCLUDING JACK DEMPSEY), BALLETS, PHILHARMONIC SYMPHONY ORCHESTRAS, SCHOOL EXHIBITS, A DOG SHOW, LECTURES, A DAIRY AND LIVESTOCK SHOW, BANQUETS, AND BASKETBALL GAMES. BY THE MID-TO-LATE TWENTIETH CENTURY THE BUILDING WAS ALSO HOST TO ELVIS PRESLEY IN 1955 AND 1956, HIGH SCHOOL PROMS, WEDDINGS, WRESTLING MATCHES, SPEED DERBY, TRAVELING BROADWAY SHOWS, HOLIDAY ON ICE, RODEOS, AND THE FIRST JAZZ AND HERITAGE FESTIVAL. NUMEROUS MARDI GRAS KREWE BALLS WERE HELD EVERY YEAR AT THE AUDITORIUM THROUGHOUT ITS HISTORY. IN THE 1990S THE BUILDING WAS USED AS A CASINO AND HOCKEY ARENA.

A) Photo showing auditorium used for Speed Derby in 1941. (New Orleans Public Library)

B) Early undated photo showing auditorium used as a basketball arena. (New Orleans Public Library)

C) First Jazz and Heritage Festival was held at the Municipal Auditorium in 1970. (New Orleans Public Library)

D) Higgins Industries New Orleans Built Boat exhibition in Auditorium Annex (New Orleans Public Library)

E) 1952 Mardi Gras ball in the auditorium (New Orleans Public Library)

F) 1937 photo showing auditorium used for a banquet. (New Orleans Public Library)

G) 1934 photo showing auditorium used for an auto show. (Historic New Orleans Collection)

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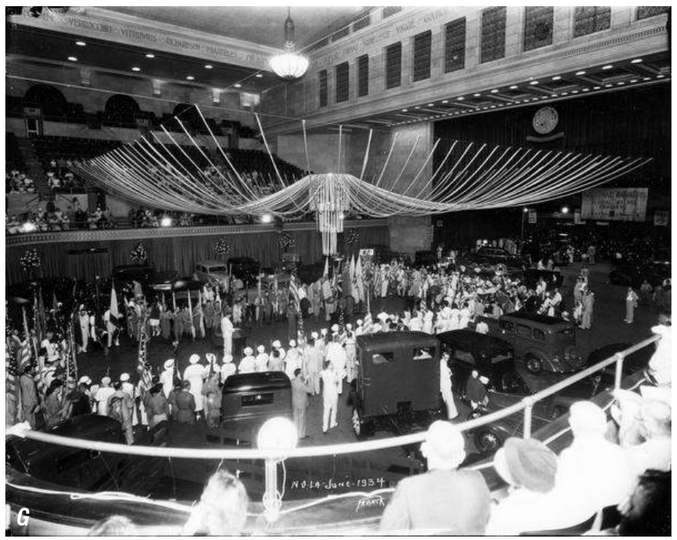
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2.6 HISTORIC REGULATION

- THE MUNICIPAL AUDITORIUM IS NOT LOCATED WITHIN A LISTED NATIONAL REGISTER HISTORIC DISTRICT (NRHD) OR LOCAL HISTORIC DISTRICT.
- THE MUNICIPAL AUDITORIUM IS LOCATED WITHIN A CITY OF NEW ORLEANS NEIGHBORHOOD CONSERVATION DISTRICT.
- BUILDING IS ELIGIBLE FOR NATIONAL REGISTER OF HISTORIC PLACES PER CRITERION A AND C PER FEMA AND SHPO FOR ITS SOCIAL HISTORY AND ARCHITECTURE.
- SINCE THE BUILDING IS ELIGIBLE FOR LISTING THE NATIONAL REGISTER OF HISTORIC PLACES, IF FUTURE PROJECTS AFFECTING THE BUILDING RECEIVE FEDERAL FUNDING, IT WILL REQUIRE A SECTION 106 REVIEW PER THE NATIONAL HISTORIC PRESERVATION ACT OF 1966 (NHPA). UNDER SECTION 106, THE FEDERAL AGENCY MUST CONSIDER PUBLIC VIEWS AND CONCERNS ABOUT HISTORIC PRESERVATION ISSUES WHEN MAKING FINAL PROJECT DECISIONS. CONSULTATION IS BETWEEN THE FEDERAL AGENCY, THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AND OTHER CONSULTING PARTIES OR MEMBERS OF THE GENERAL PUBLIC WITH AN ECONOMIC, SOCIAL OR CULTURAL INTEREST IN THE PROJECT.
- A 20% STATE OF LOUISIANA INCOME TAX CREDIT IS AVAILABLE FOR THE REHABILITATION OF HISTORIC, INCOME-PRODUCING BUILDINGS THAT ARE DETERMINED BY THE STATE'S DIVISION OF HISTORIC PRESERVATION TO BE "CERTIFIED HISTORIC STRUCTURES". THE DIVISION OF HISTORIC PRESERVATION REVIEWS PROJECTS TO ENSURE THEIR COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION. THE LOUISIANA DEPARTMENT OF REVENUE DEFINES QUALIFIED REHABILITATION EXPENDITURES ON WHICH THE CREDIT MAY BE TAKEN. **THE STATE COMMERCIAL TAX CREDIT PROGRAM SUNSETS DECEMBER 31, 2021.**
- THE SECRETARY OF INTERIORS STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES, GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS (HTTPS://WWW.NPS.GOV/TPS/STANDARDS/TREATMENT-GUIDELINES-2017.PDF) PROMOTE THE FOLLOWING BEST PRACTICES THAT MAY BE APPLICABLE TO A REHABILITATION PROJECT:

1. A PROPERTY WILL BE USED AS IT WAS HISTORICALLY OR BE GIVEN A NEW USE THAT REQUIRES MINIMAL CHANGE TO ITS DISTINCTIVE MATERIALS, FEATURES, SPACES AND SPATIAL RELATIONSHIPS.
2. THE HISTORIC CHARACTER OF A PROPERTY WILL BE RETAINED AND PRESERVED. THE REMOVAL OF DISTINCTIVE MATERIALS OR ALTERATION OF FEATURES, SPACES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE A PROPERTY WILL BE AVOIDED.
3. EACH PROPERTY WILL BE RECOGNIZED AS A PHYSICAL RECORD OF ITS TIME, PLACE AND USE. CHANGES THAT CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT, SUCH AS ADDING CONJECTURAL FEATURES OR ELEMENTS FROM OTHER HISTORIC PROPERTIES, WILL NOT BE UNDERTAKEN.
4. CHANGES TO A PROPERTY THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT WILL BE RETAINED AND PRESERVED.
5. DISTINCTIVE MATERIALS, FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY WILL BE PRESERVED.
6. DETERIORATED HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES WILL BE SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCE.
7. CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USED.
8. ARCHAEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES WILL BE UNDERTAKEN.
9. NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE HISTORIC MATERIALS, FEATURES, SIZE, SCALE AND PROPORTION, AND MASSING TO PROTECT THE INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.
10. NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION WILL BE UNDERTAKEN IN SUCH A MANNER THAT, IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.

THE FOLLOWING NATIONAL PARK SERVICE PRESERVATION BRIEFS MAY BE APPLICABLE TO FUTURE REHABILITATION WORK:

1 CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/1-CLEANING-WATER-REPELLENT.HTM)

3 IMPROVING ENERGY EFFICIENCY IN HISTORIC BUILDINGS (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/3-IMPROVE-ENERGY-EFFICIENCY.HTM)

4 ROOFING FOR HISTORIC BUILDINGS (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/4-ROOFING.HTM)

13 THE REPAIR AND THERMAL UPGRADING OF HISTORIC STEEL WINDOWS (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/13-STEEL-WINDOWS.HTM)

14 NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS: PRESERVATION CONCERNS (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/14-EXTERIOR-ADDITIONS.HTM)

18 REHABILITATING INTERIORS IN HISTORIC BUILDINGS: IDENTIFYING AND PRESERVING CHARACTER-DEFINING ELEMENTS (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/18-REHABILITATING-INTERIORS.HTM)

21 REPAIRING HISTORIC FLAT PLASTER WALLS AND CEILINGS (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/21-FLAT-PLASTER.HTM)

24 HEATING, VENTILATING, AND COOLING HISTORIC BUILDINGS—PROBLEMS AND RECOMMENDED APPROACHES (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/24-HEAT-VENT-COOL.HTM)

28 PAINTING HISTORIC INTERIORS (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/28-PAINTING-INTERIORS.HTM)

32 MAKING HISTORIC PROPERTIES ACCESSIBLE (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/32-ACCESSIBILITY.HTM)

39 HOLDING THE LINE: CONTROLLING UNWANTED MOISTURE IN HISTORIC BUILDINGS (HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/39-CONTROL-UNWANTED-MOISTURE.HTM)

ITS 45 ADDING OR MODIFYING FLY LOFTS ON HISTORIC THEATERS (HTTPS://WWW.NPS.GOV/TPS/STANDARDS/APPLYING-REHABILITATION/ITS-BULLETINS/ITS45-THEATERS-LOFTS.PDF)

ITS 20 CONVERTING HISTORIC SCHOOL BUILDINGS FOR RESIDENTIAL USE (HTTPS://WWW.NPS.GOV/TPS/STANDARDS/APPLYING-REHABILITATION/ITS-BULLETINS/ITS20-SCHOOLS-CONVERSING.PDF)

IDENTIFYING PRIMARY AND SECONDARY INTERIOR SPACES IN A HISTORIC BUILDING (HTTPS://WWW.NPS.GOV/TPS/STANDARDS/APPLYING-REHABILITATION/SUCCESSFUL-REHAB/INTERIORS-PRIMARY-SECONDARY.HTM)

ITS 12 REHABILITATION AND ADAPTIVE USE OF SCHOOLS (HTTPS://WWW.NPS.GOV/TPS/STANDARDS/APPLYING-REHABILITATION/ITS-BULLETINS/ITS12-SCHOOLS-ADAPTIVEUSE.PDF)

SUBDIVIDING ASSEMBLY SPACES IN HISTORIC BUILDINGS (HTTPS://WWW.NPS.GOV/TPS/STANDARDS/APPLYING-REHABILITATION/SUCCESSFUL-REHAB/INTERIORS-ASSEMBLY-SPACES.HTM)

ITS 44 SUBDIVIDING SIGNIFICANT HISTORIC INTERIOR SPACES (HTTPS://WWW.NPS.GOV/TPS/STANDARDS/APPLYING-REHABILITATION/ITS-BULLETINS/ITS44-SUBDIVIDING-INTERIORSPACE.PDF)

SUBDIVIDING SIGNIFICANT INTERIOR SPACES, INCENTIVES: A GUIDE TO THE FEDERAL HISTORIC PRESERVATION TAX INCENTIVES PROGRAM FOR INCOME-PRODUCING PROPERTIES (HTTPS://WWW.NPS.GOV/TPS/TAX-INCENTIVES/INCENTIVES/AVOIDING_20.HTM)

03

EXISTING MEP SYSTEMS ANALYSIS

03 EXISTING MEP SYSTEMS ANALYSIS

3.1 EXISTING MUNICIPAL AUDITORIUM MEP SYSTEMS

THE EXISTING MECHANICAL AND ELECTRICAL SYSTEMS IN THE EXISTING MUNICIPAL AUDITORIUM BUILDING ARE NOT USABLE, IN THEIR ENTIRETY. FOR THE MOST PART, SINCE HURRICANE KATRINA IN 2005, THEY HAVE LAIN FALLOW. ALL MECHANICAL EQUIPMENT HAS RUSTED AND MOTORS HAVE FROZEN ON THEIR SHAFTS. PLUMBING FIXTURES ARE OUTDATED AND IT IS UNLIKELY THEIR LOCATIONS WILL MATCH ANY FUTURE USE AND LAYOUT. ELECTRICAL SYSTEMS ARE OUTDATED. ENTERGY HAS REMOVED THEIR TRANSFORMERS WHICH FORMERLY SERVED THE BUILDING FROM THEIR BASEMENT VAULT AND THE ELECTRICAL SERVICE AND DISTRIBUTION SYSTEM IN THE BASEMENT ARE WATER DAMAGED BEYOND REPAIR. THE BASEMENT SUMP PUMP SYSTEM WITH BACKUP GENERATOR IS OPERATIONAL AND NEEDS TO BE CONTINUOUSLY MAINTAINED IN ORDER TO KEEP THE BASEMENT FROM FLOODING. THE ENTERGY ELECTRICAL SERVICE TO THE BUILDING IS CAPABLE ONLY OF SERVING THE SUMP PUMP SYSTEM AND A MINIMAL AMOUNT OF “STUMBLE” LIGHTING VIA PORTABLE EXTENSION CORDS. THE BACKUP GENERATOR IS CAPABLE OF PROVIDING BACKUP POWER FOR THE SUMP PUMPS. AS THE BASEMENT IS BELOW BASE FLOOD ELEVATION THERE WILL BE NO MECHANICAL OR ELECTRICAL EQUIPMENT OTHER THAN THE SUMP PUMPS INSTALLED IN THIS AREA.

AERIAL VIEW OF MUNICIPAL AUDITORIUM SHOWING LOCATION OF EXISTING MEP SYSTEMS.

3.2 SITE-WIDE SYSTEMS

A CENTRAL HEATING AND COOLING PLANT FOR THE BUILDING WILL BE UTILIZED. THE PLANT WILL BE MODULARLY SIZED TO TAKE ADVANTAGE OF THE DIVERSITY IN THE OCCUPANCY TIMES AND LEVELS OF THE VARIOUS AGENCIES UTILIZING THE BUILDING AS A WHOLE; THE ABILITY TO PROVIDE MODULAR REDUNDANCY IN ONE LOCATION RATHER THAN DISTRIBUTED THROUGHOUT THE BUILDING; AND, THE EASE OF MAINTENANCE OF CENTRALIZED VERSUS DISTRIBUTED MAJOR EQUIPMENT.

ENERGY EFFICIENCY ALSO PLAYS A LARGE PART IN THE RECOMMENDATION BASED ON THE DIVERSITY AND MODULAR REDUNDANCY ISSUES AND THE HIGHER ENERGY EFFICIENCY OF LARGER EQUIPMENT.

SITE RESILIENCY IS ALSO IMPROVED BECAUSE THE MAIN EQUIPMENT CAN EASILY BE LOCATED ABOVE FLOOD LEVELS. PROTECTION FROM WIND, VANDALISM AND EVEN TERRORISM CAN BETTER BE ACCOMPLISHED IF THE VULNERABLE EQUIPMENT IS LOCATED CENTRALLY.

IT COULD BE CONSIDERED THAT THE CHILLED WATER DISTRIBUTION SYSTEM ALSO INCLUDE A VALVED TAP FOR POTENTIAL FUTURE EXTENSION TO THE MAHALIA JACKSON THEATER. THIS POTENTIAL TIE BETWEEN THE TWO FACILITIES COULD ALLOW EACH TO FUNCTION AS BACKUP TO THE OTHER, WITH EACH THEN OPERATING IN A REDUCED CAPACITY SHOULD THERE BE AN UNFORESEEN OUTAGE OF ONE OR THE OTHER. THE TIE WOULD ALSO PROVIDE THE POTENTIAL FOR THE AUDITORIUM BUILDING'S SYSTEM MODULARITY TO PROVE AN ENERGY EFFICIENT OPERATING STRATEGY FOR BOTH BUILDINGS AS A WHOLE, AS PEAK LOAD DEMANDS ARE LIKELY TO OCCUR AT VASTLY DIFFERENT TIMES.

THE EXISTING NATURAL GAS SERVICE FOR THE AUDITORIUM WOULD BE MAINTAINED AND DISTRIBUTION PIPING EXPANDED TO SERVE THE NEW CENTRAL PLANT, DOMESTIC WATER HEATING AND COOKING EQUIPMENT, AND EMERGENCY GENERATOR, AS REQUIRED.

AERIAL VIEW SHOWING LOCATION OF EXISTING MUNICIPAL AUDITORIUM IN THE LOWER LEFT CORNER OF THE SITE.

3.3 BUILDING SYSTEMS

DEDICATED OUTDOOR AIR SYSTEMS (DOAS) WILL BE PROVIDED FOR THE BUILDING WHICH WILL SERVE MULTIPLE PURPOSES. THEY WILL INTRODUCE OUTDOOR AIR FOR VENTILATION AND WILL PRESSURIZE THE BUILDING TO PREVENT MOISTURE INTRUSION. THE OUTDOOR AIR WILL BE FILTERED, TEMPERED AND DEHUMIDIFIED TO PROVIDE ACCEPTABLE INDOOR AIR QUALITY FOR ALL OCCUPANTS VIA THE DOAS UNITS. ENERGY FROM EXHAUST STREAMS WILL ALSO BE CAPTURED AND TRANSFERRED TO THE INCOMING AIR VIA HEAT PIPE OR ENERGY WHEEL CONCEPTS SO THE AIR STREAMS DO NOT CROSS CONTAMINATE AND MAXIMUM ENERGY SAVINGS CAN BE REALIZED.

TO CONDITION THE INDOOR SPACES IT IS MOST LIKELY THAT VARIABLE AIR VOLUME (VAV) SYSTEMS WILL BE UTILIZED IN MOST AREAS. CENTRAL AIR HANDLERS WILL MIX THE OUTDOOR AIR PROVIDED BY THE DOAS UNITS WITH AIR RECIRCULATED FROM INDOOR SPACES AND DISTRIBUTE IT VIA MEDIUM PRESSURE DUCTWORK TO VAV BOXES LOCATED IN CELLING CAVITIES WHICH WILL MODULATE THE AMOUNT OF AIR DISTRIBUTED IN INDIVIDUAL SPACES BASED ON A LOCAL THERMOSTAT SET FOR OCCUPANT COMFORT. THE SYSTEM AS A WHOLE WILL BE MONITORED, OVERSEEN AND CONTROLLED VIA A COMPUTERIZED BUILDING AUTOMATION SYSTEM. THIS IS AN ENERGY EFFICIENT METHODOLOGY WITH WELL-ESTABLISHED MAINTENANCE PROTOCOLS FOR EASE OF SERVICE.

PLUMBING SYSTEMS WILL BE CONVENTIONAL AND WILL TAKE ADVANTAGE OF WATER EFFICIENT TECHNOLOGIES SUCH AS LOW FLOW PLUMBING FIXTURES AND MOTION SENSOR ACTIVATION.

A NEW ELECTRICAL SERVICE FROM ENTERGY WILL BE REQUIRED FOR THE AUDITORIUM BUILDING. CONSIDERATION SHOULD ALSO BE GIVEN TO A SINGLE, CENTRALIZED ENTERGY ELECTRICAL SERVICE FOR NOT ONLY THE AUDITORIUM BUT ALSO THE MAHALIA JACKSON THEATER OF THE PERFORMING ARTS, AND ARMSTRONG PARK. THE EXISTING ENTERGY METERING FACILITIES AND TRANSFORMERS LOCATED BETWEEN THE AUDITORIUM AND THE THEATER OF THE PERFORMING ARTS WOULD THEN NO LONGER BE NEEDED AND THAT PORTION OF THE SITE BETTER UTILIZED FOR PROGRAM ELEMENTS.

ELECTRICAL POWER WILL BE DISTRIBUTED THROUGHOUT THE BUILDING AT 480/277 VOLTS WITH LOCAL STEP-DOWN TRANSFORMERS TO 208/120 VOLTS FOR PLUG LOADS. THIS SYSTEM ALLOWS FOR SMALLER CONDUCTORS AT THE HIGHER VOLTAGE THEREBY REDUCING INITIAL COSTS AND FUTURE-PROOFING THE BUILDING FOR UPCOMING TECHNOLOGIES AT EITHER SYSTEM VOLTAGE. THE LATEST TECHNOLOGY IN LED LIGHTING WILL BE UTILIZED THROUGHOUT. NOT ONLY ARE LEDS CONSIDERABLY MORE ENERGY EFFICIENT THAN THEIR FLUORESCENT COUNTERPARTS, BUT THEY ALSO EASILY LEND THEMSELVES TO VARIOUS DIMMING STRATEGIES TO NOT ONLY TAKE ADVANTAGE OF DAYLIGHTING, BUT TO ALSO ALLOW SPECIALIZED CONTROLS FOR SENSITIVE AREAS SUCH AS CONFERENCE AREAS, GATHERING SPACES AND THE LIKE.

AS THE EXISTING STANDBY GENERATOR DOES NOT HAVE THE CAPACITY TO SERVE ANYTHING BUT THE SUMP PUMP SYSTEM, A CODE REQUIRED, NATURAL GAS FUELED EMERGENCY GENERATOR(S) SYSTEM WILL NEED TO BE INSTALLED FOR EXIT AND EGRESS LIGHTING AND BACKUP FOR ITEMS SUCH AS LIFE SAFETY SYSTEMS AND ELEVATORS. THE GENERATOR AND STANDBY POWER DISTRIBUTION SYSTEM COULD POTENTIALLY BE EXPANDED TO HANDLE ADDITIONAL LOADS CRITICAL TO THE OPERATIONS OF CITY HALL.

AN INFORMATION TECHNOLOGY BACKBONE SYSTEM OF A COMBINATION OF FIBER OPTIC AND TWISTED PAIR COPPER CABLES WILL BE INSTALLED TO HANDLE THE TRANSMISSION OF ALL VOICE, DATA AND VIDEO NETWORKS. CABLING WILL ALSO BE PROVIDED TO ACCOMMODATE WIRELESS DATA TRANSMISSION WITHIN THE BUILDING.

04

SITE UTILITY AND STORM-WATER ANALYSIS

04 SITE UTILITY & STORM-WATER ANALYSIS

4.1 BACKGROUND

BATTURE IS PART OF A TEAM EXPLORING THE FEASIBILITY OF MOVING NEW ORLEANS CITY HALL TO THE MUNICIPAL AUDITORIUM PROPERTY BOUNDED BY RAMPART, BASIN, ST. PHILIP, AND N. VILLERE STREETS. BATTURE'S ROLE IS TO ASSIST IN DETERMINING THE FEASIBILITY BY SPECIFICALLY LOOKING AT THE EXISTING CIVIL INFRASTRUCTURE AND THE POTENTIAL OF THE SITE TO MEET AND / OR EXCEED THE STORM REQUIREMENTS.

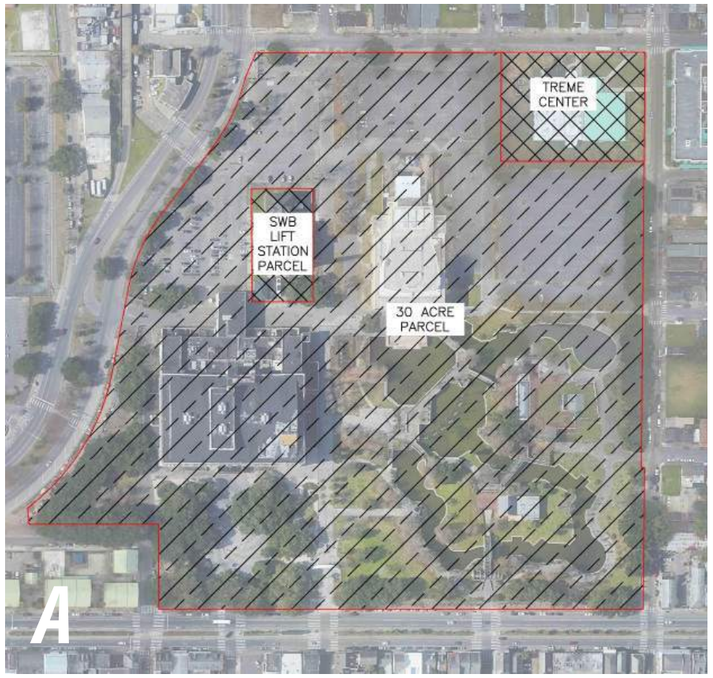
4.2 SITE

PROPERTY - THE EXISTING SITE IS APPROXIMATELY 30 ACRES. THERE IS AN ADDITIONAL 1.84 ACRE PARCEL THAT IS CURRENTLY FUNCTIONING AS THE TREMÉ CENTER (A WELLNESS AND COMMUNITY CENTER FOR THE ADJACENT NEIGHBORHOOD). THERE IS A SEWER LIFT STATION LOCATED ON A 0.82 PARCEL. THE INFORMATION OUTLINED IN THIS NARRATIVE ASSUMES THE TREMÉ CENTER AND SEWER LIFT STATION ARE TO REMAIN.

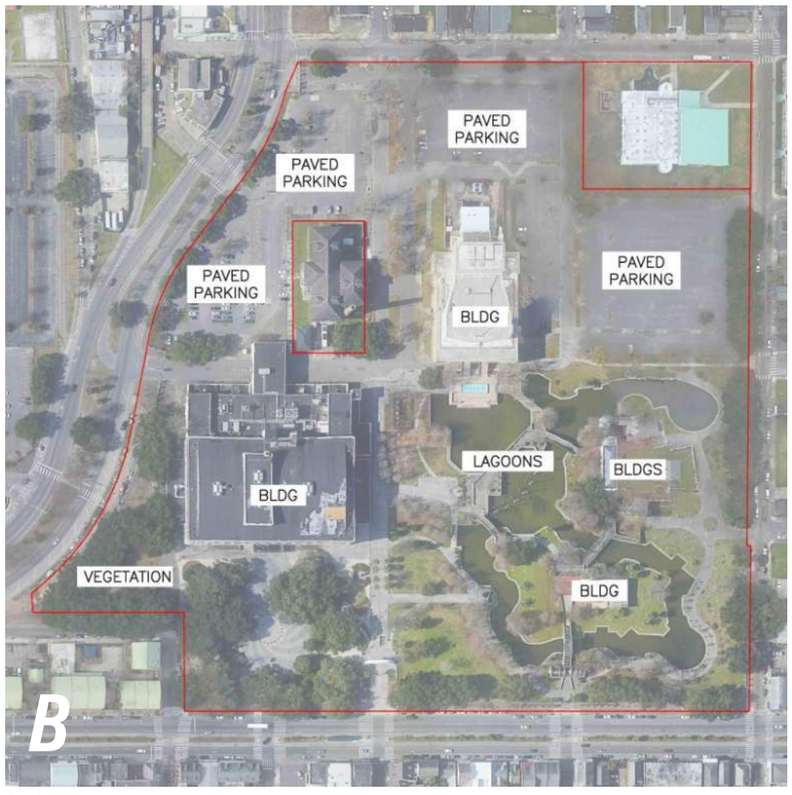
UTILITY SERVITUDES - THE SITE HAS A NUMBER OF UTILITY SERVITUDES WITHIN THE RIGHT OF WAYS OF STREETS THAT FORMERLY INTERSECTED THE PROPERTY. THE CONCEPT PLANS PRESENTED BY WOODWARD SHOW IMPROVEMENTS OUTSIDE THE UTILITY SERVITUDES.

THE UTILITY SERVITUDES WERE DESIGNATED BY CITY ORDINANCE 5939 MCS DATED FEBRUARY 5, 1976 AND DEPARTMENT OF STREETS MAP A-2/1-8890 SHEET 2 OF 2. BATTURE DID NOT REVIEW THIS ORDINANCE AND MAP TO DETERMINE THE RESTRICTIONS IMPOSED BY THE ORDINANCE.

TOPOGRAPHY - THE SITE IS COMPRISED OF A LAGOON SYSTEM, HILLS, LARGE PAVED PARKING AREAS, AND AREAS WITH TREES AND VEGETATION, AS WELL AS EXISTING BUILDINGS.



A) AERIAL VIEW DEPICTING THE EXTENTS OF THE PROPERTY.



B) AERIAL VIEW DEPICTING TOPOGRAPHICAL ELEMENTS OF THE SITE.

04 SITE UTILITY & STORM-WATER ANALYSIS

4.3 UTILITY SERVICE

THE EXISTING BUILDINGS HAVE A NUMBER OF EXISTING AND ABANDONED SERVICE CONNECTIONS FOR SEWER AND WATER. THE WATER AND SEWER DEMANDS FOR PROPOSED ADDITION, AND FOR RENOVATING THE EXISTING BUILDING, ARE NOT DETERMINED AT THIS POINT, SO WE ARE UNABLE TO STATE WITH CERTAINTY IF THE EXISTING CONNECTIONS AND SERVICE WILL SUFFICE.

WE WERE UNABLE TO GET SPECIFIC INFORMATION FROM THE SEWERAGE & WATER BOARD ON THE EXISTING CONNECTIONS. THIS IS PRIMARILY DUE TO THEIR SYSTEM OF CATALOGING THE INFORMATION BEING BASED ON MUNICIPAL ADDRESS. THE UTILITY CONNECTIONS NOTED WERE THOSE WE VISUALLY OBSERVED WHILE ON-SITE.

BASED UPON AVAILABLE SITE INFORMATION AND PAST EXPERIENCE, WE ANTICIPATE THE EXISTING UTILITY LINES WOULD BE SUFFICIENT TO SERVE THE NEW CONFIGURATION. HOWEVER, IF NECESSARY, THESE LINES COULD BE UPGRADED WITHOUT THE NEED FOR EXTENSIVE OFF-SITE IMPROVEMENTS. THESE CONDITIONS WILL NEED TO BE ASSESSED AS THE PROJECT EVOLVES TO ENSURE PROPER UTILITY SERVICE IS PROVIDED TO THE SITE, AND ALL ASSOCIATED BUILDINGS.

4.4 STORM-WATER

THERE ARE MANY OPPORTUNITIES TO IMPROVE THE STORM-WATER SYSTEM OF THE SITE WITH GREEN INFRASTRUCTURE. THOSE ARE HIGHLIGHTED IN THE SITE EXHIBIT

THESE FIGURES SUGGEST THAT THE SITE PRODUCES APPROXIMATELY 112,363 CUBIC FEET (CF) OF STORM-WATER RUNOFF DURING A 1.25” RAIN EVENT. HOWEVER, THE SIGNIFICANT SIZE OF THE SITE MEANS IT CAN REASONABLY EXPECTED TO STORE AS MUCH AS 350,000 CUBIC FEET (CF), WHILE ALSO BEING DESIGNED TO SERVE A NUMBER OF OTHER FUNCTIONS SUCH AS PROVIDING OPEN SPACE, RECREATION, WILDLIFE HABITAT, PARKING, FESTIVAL/EVENT HOSTING, ETC. MAXIMIZING THE VOLUME OF WATER THE SITE CAN HOLD WOULD ALSO ALLOW IT TO EXTRACT STORM-WATER RUNOFF FROM THE SURROUNDING NEIGHBORHOODS, WHICH WOULD OFFER SIGNIFICANT BENEFITS TO RESIDENTS OF THE HISTORIC TREMÉ NEIGHBORHOOD AND THE COMMERCIAL/RESIDENTIAL FRENCH QUARTER.

NOTES:

1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA. ONE CALL. (1-800-272-3020).

2. UTILITIES SHOWN HEREON ARE A COMBINATION OF LOCATED PHYSICAL EVIDENCE, PREVIOUS UTILITY SURVEYS PROVIDED BY CLIENT, AND AS-BUILT DRAWINGS FROM UTILITY OWNERS.

3. ELEVATIONS AND BEARINGS SHOWN ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM, US SURVEY FEET, NAVD88.

4. SOME FEATURES NOT DRAWN TO SCALE FOR CLARITY.

REFERENCE UTILITY DRAWINGS:

1. "TOPOGRAPHIC SURVEY OF PORTION OF ARMSTRONG PARK" BY GANDOLFO KUHN, LLC, DATED JUNE 30, 2009

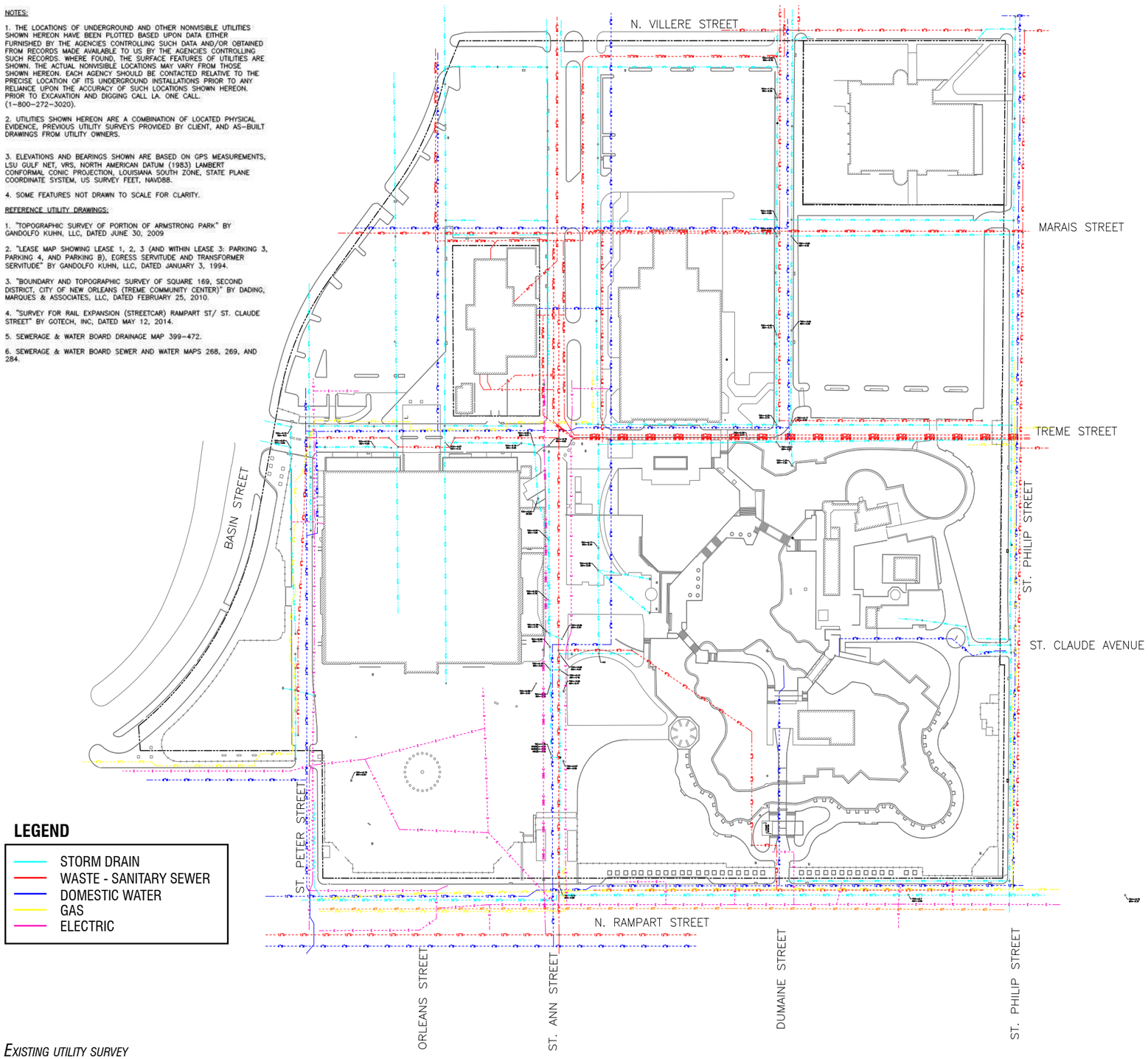
2. "LEASE MAP SHOWING LEASE 1, 2, 3 (AND WITHIN LEASE 3: PARKING 3, PARKING 4, AND PARKING B), EGRESS SERVITUDE AND TRANSFORMER SERVITUDE" BY GANDOLFO KUHN, LLC, DATED JANUARY 3, 1994.

3. "BOUNDARY AND TOPOGRAPHIC SURVEY OF SQUARE 169, SECOND DISTRICT, CITY OF NEW ORLEANS (TREME COMMUNITY CENTER)" BY DADING, MARQUES & ASSOCIATES, LLC, DATED FEBRUARY 25, 2010.

4. "SURVEY FOR RAIL EXPANSION (STREETCAR) RAMPART ST/ ST. CLAUDE STREET" BY GOTECH, INC, DATED MAY 12, 2014.

5. SEWERAGE & WATER BOARD DRAINAGE MAP 399-472.

6. SEWERAGE & WATER BOARD SEWER AND WATER MAPS 268, 269, AND 284.



EXISTING UTILITY SURVEY

4.5 STORM-WATER AND THE LAGOON

BATTURE ATTENDED AN ON-SITE MEETING WITH WOODWARD, CAPITAL PROJECTS AND PARKS & PARKWAYS TO DISCUSS THE CURRENT OPERATIONS OF THE LAGOON. DURING THAT VISIT WE CONFIRMED THAT PARKS & PARKWAYS LOWERS THE LAGOON LEVEL APPROXIMATELY 2-3 FEET WHEN A SIGNIFICANT RAINFALL IS ANTICIPATED AS A WAY TO UTILIZE THE SYSTEM FOR STORM-WATER STORAGE.

4.6 STORM-WATER RECOMMENDATIONS

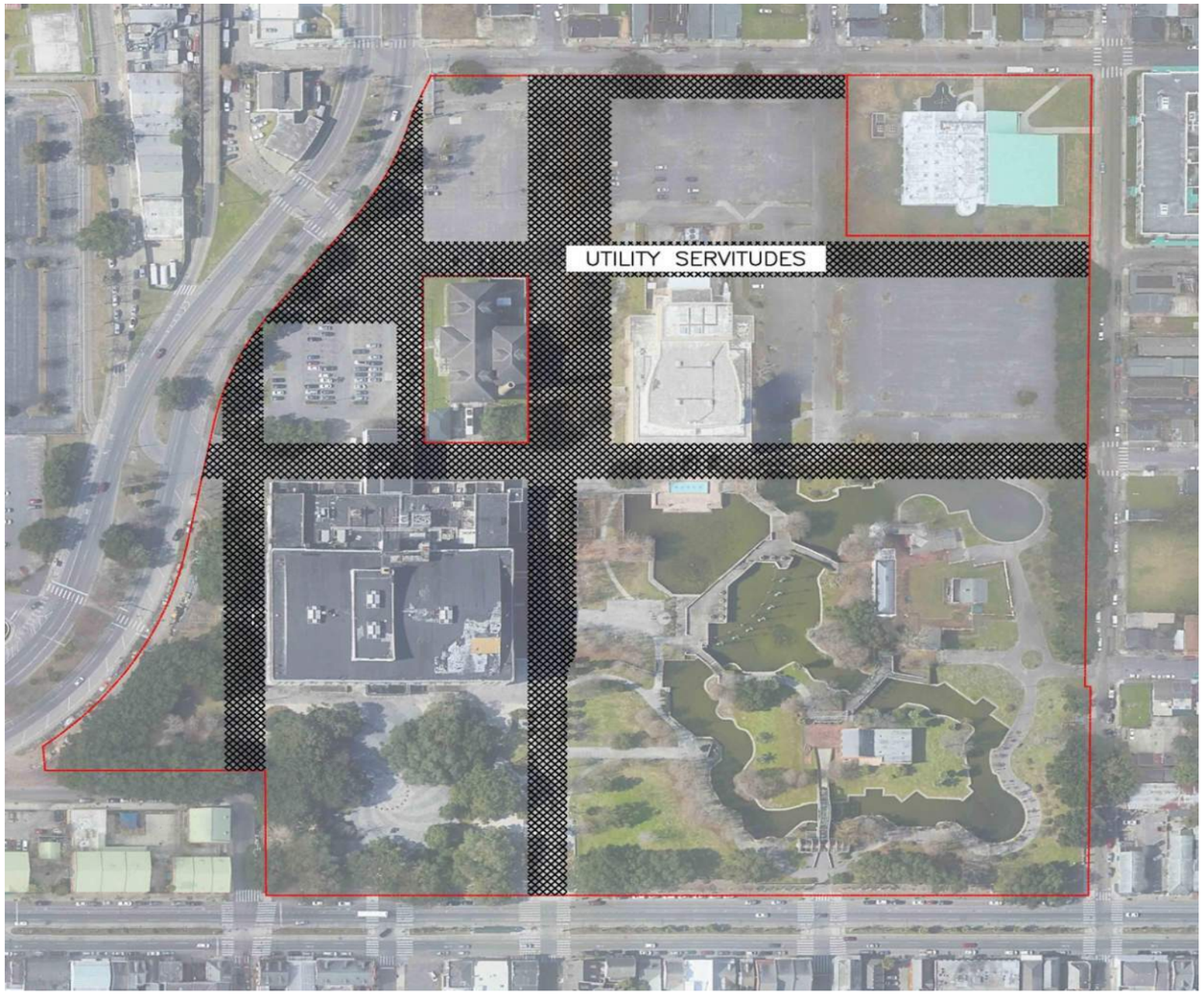
WHILE WE UNDERSTAND SOME PEOPLE'S NOSTALGIA FOR THE LAGOON SYSTEM, WE WOULD RECOMMEND CONSIDERING ABANDONING THE LAGOON AND RE-IMAGINING THAT PORTION OF THE PROPERTY. THE LAGOON SYSTEM DOES NOT PRESENT AN OPPORTUNITY TO GREATLY IMPROVE THE STORAGE VOLUME OF THE SITE. A FULL LAGOON DOES NOT ALLOW FOR ANY ADDITIONAL STORAGE. QUICKLY PUMPING DOWN THE LAGOON REQUIRES KNOWING A STORM IS APPROACHING, WHICH IS OFTEN NOT THE CASE FOR SIGNIFICANT, UNPREDICTABLE SUMMER RAIN EVENTS. THE LAGOON CANNOT BE FULLY PUMPED DOWN DUE TO WILDLIFE AND BECAUSE THE PUMPS WOULD BURN OUT DOING SO. THE CONCRETE LINED LAGOON SYSTEM DOES NOT ALLOW FOR WATER TO PERCOLATE INTO THE GROUND. ADDITIONALLY, THE LAGOON REQUIRES PUMPS WHICH COME WITH AN OPERATING COST AND ENVIRONMENTAL IMPACT DUE TO FUEL EMISSIONS.

THE EXISTING LAGOON SYSTEM CREATES ISSUES ON THE SITE IN OTHER WAYS. PATHWAYS AND PEDESTRIAN ROUTES THROUGH THAT SECTION OF THE SITE ARE INDIRECT AND CAUSE CONFUSION FOR USERS COMING FROM THE ST. PHILIP STREET SIDE OF THE SITE WHO ARE TRYING TO REACH LANDMARKS SUCH AS THE MAHALIA JACKSON THEATER OR THE ENTRY PLAZA ON N RAMPART STREET. FURTHERMORE, THE PEDESTRIAN BRIDGES CROSSING THE LAGOONS ARE MOSTLY NOT HANDICAP ACCESSIBLE. THE GOAL FOR THIS PORTION OF THE SITE WOULD BE TO RE-IMAGINE ITS POTENTIAL TO PROVIDE MULTIPLE BENEFITS AND TO ESTABLISH IT AS A DESTINATION FOR THE SURROUNDING COMMUNITY, LOCAL VISITORS, AND TOURISTS.

Land Cover Type	Area (sf)	C (Runoff Coefficient)	Est. Runoff Volume (cf)
Building/Roof	177,686	0.98	18,139
Existing Tree Canopy	259,003	0.7	18,886
Pavement	480,389	0.95	47,539
Lagoon System	106,725	0.1	1,112
Lawn/Planting	320,260	0.8	26,688
TOTAL	**1,344,063**		**112,363**

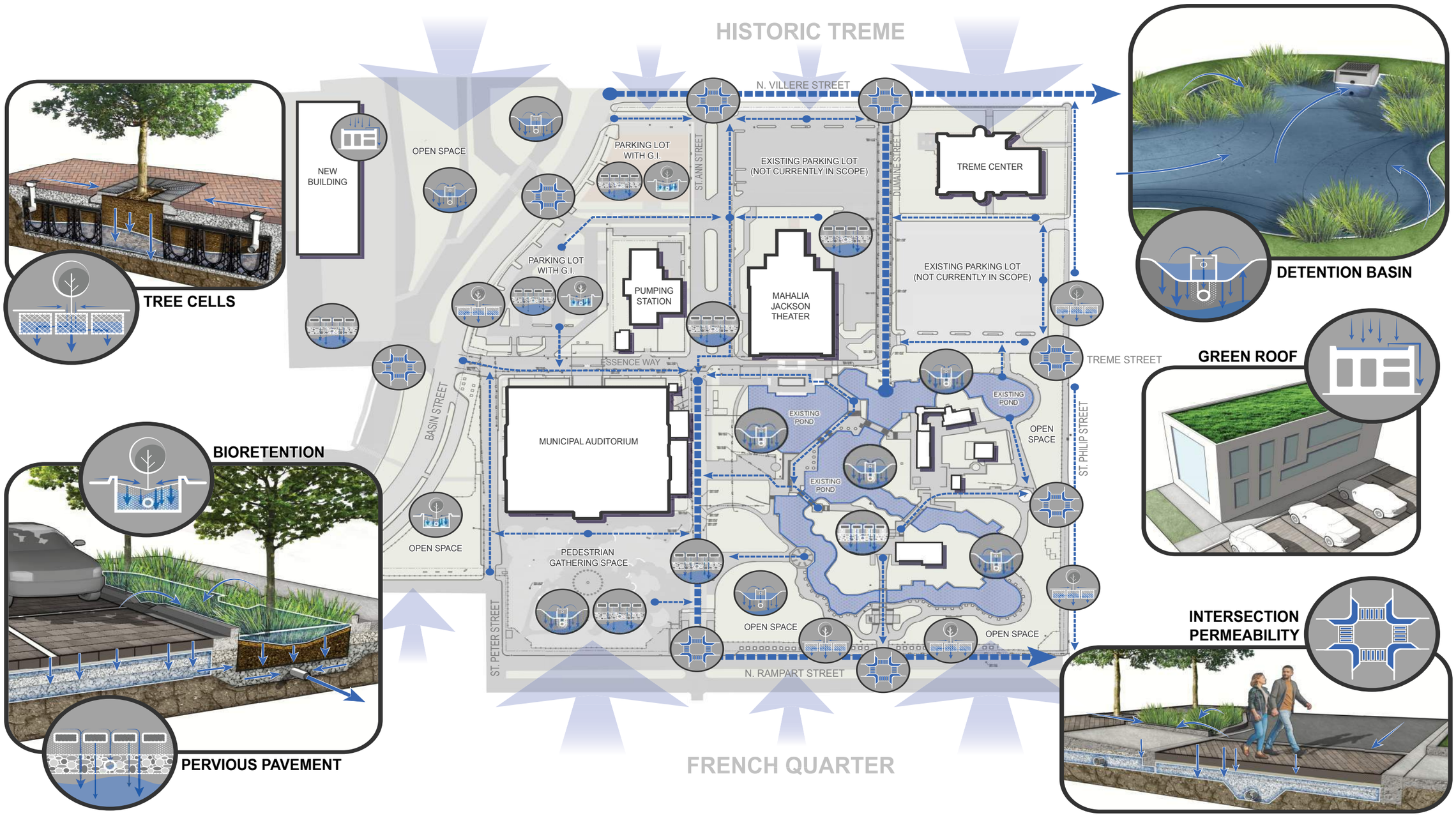
Based upon high-level land cover calculations the site is comprised as indicated in the site plan as indicated on page 34.

Note: Land cover totals are rough estimates extracted from aerial imagery and are not exact. More detailed calculations will be required as the project progresses.



C) Aerial view depicting utility servitudes on the site.

04 SITE UTILITY & STORM-WATER ANALYSIS



05

STRUCTURAL ANALYSIS

5.1 SCOPE

WOODWARD ENGINEERING GROUP (WEG) HAS BEEN RETAINED TO PROVIDE A SCHEMATIC STRUCTURAL ASSESSMENT AND DESIGN FOR THE EXISTING MUNICIPAL AUDITORIUM BUILDING IN NEW ORLEANS, LA. THE FOCUS OF THIS ASSESSMENT AND DESIGN IS THE POSSIBILITY OF MODIFYING THE EXISTING AUDITORIUM TO SERVE THE NEEDS OF THE CITY OF NEW ORLEANS CITY HALL. BASED ON THE LATEST ARCHITECTURAL PROGRAMMING, IN ORDER TO MEET THESE NEEDS, THE EXISTING BUILDING WILL REQUIRE EXTENSIVE RENOVATION ALONG WITH NEW CONSTRUCTION. THESE ADDITIONS WILL BE BOTH EXTERNAL (A NEW ONE-STORY STRUCTURE ON THE ROOF OF THE ANNEX) AND INTERNAL (NEW FLOORS ADDED WITHIN THE VOLUME OF THE AUDITORIUM).

THIS EFFORT WAS INFORMED BY THE EXISTING BUILDING DRAWINGS, AS WELL AS BY NUMEROUS SITE VISITS. WEG HAS WORKED TOGETHER WITH WOODWARD DESIGN GROUP (WDG) TO REVIEW BOTH THE OVERALL STRUCTURAL CONDITION OF THE EXISTING BUILDING AS WELL AS ITS POTENTIAL FOR ADAPTATION.

5.2 EXISTING AUDITORIUM

THE EXISTING MUNICIPAL AUDITORIUM WAS DESIGNED BY FAVROT AND LIVAUDIAS AND WE HAVE DRAWINGS DATED DECEMBER 31, 1928. THE AUDITORIUM IS A FIVE-STORY CAST-IN-PLACE CONCRETE STRUCTURE. IT FEATURES A LARGE ENCLOSED ARENA SPACE, WITH TIERED SEATING AROUND THE PERIMETER AND A BASEMENT. THE BUILDING ALSO FEATURES A TWO-STORY ANNEX STRUCTURE, WHICH DOES NOT HAVE A BASEMENT.

WEG'S UNDERSTANDING OF THE FOUNDATION OF THE AUDITORIUM IS FURTHER INFORMED BY CASE STUDY NO. 52 – MUNICIPAL AUDITORIUM IN THE HISTORIC TEXT, SOME DATA IN REGARD TO FOUNDATIONS IN NEW ORLEANS AND VICINITY (U.S. WPA 1937). THIS CASE STUDY DISCUSSES THE FOUNDATIONS IN SOME DETAIL (FIGURE 1). IT INDICATES THE PILES (WHICH ARE SHOWN BUT NOT DESCRIBED ON THE FAVROT DRAWINGS) ARE UNTREATED TIMBER PILES WITH A TIP DIMENSION OF BETWEEN 6" AND 8" AND A BUTT DIMENSION OF BETWEEN 12" AND 14". THESE PILES ARE 40'-50' LONG, WITH AN INDICATED APPROXIMATE LOAD OF 12.5 TONS. PILES WERE DRIVEN FROM GRADE, AND THEN CUT OFF AS REQUIRED.

THE BASEMENT STRUCTURE IS INDICATED TO BE A DRAINABLE DOUBLE-SLAB SYSTEM (FIGURE 2). A LOWER 8" REINFORCED CONCRETE SLAB IS CONNECTED TO THE PILE CAPS. ABOVE THIS SLAB IS SET A 12" THICK GRAVEL LAYER. WITHIN THIS LAYER ARE 4" TERRACOTTA TILE PILES ARRAYED TO DRAIN THIS LAYER TO THE SUMP PITS. AT THE TOP OF THE SYSTEM (THE FLOOR OF THE BASEMENT) IS A SECOND 5" REINFORCED CONCRETE SLAB. THE BASEMENT WALLS ARE SHOWN TO GENERALLY BE 12" THICK REINFORCED CONCRETE. THE COLUMNS AND COLUMN PEDESTALS IN THE BASEMENT ARE GENERALLY ON THE ORDER OF 16" TO 20" SQUARE. THE TYPICAL COLUMN GIRD IN THE BASEMENT BELOW THE ARENA IS 17'-6" X 18'-8".

THE FIRST FLOOR IS TYPICALLY A 7-1/4" THICK TWO-WAY SLAB SYSTEM, WITH LARGE CAPITALS AND DROP PANELS OVER THE BASEMENT COLUMNS (FIGURE 2). A LARGE PORTION OF THE FIRST-FLOOR CONCRETE SLAB IS OMITTED TO ALLOW FOR THE STEEL-FRAMED MOVABLE PORTION OF THE ARENA FLOOR. THIS PORTION IS HEAVY TIMBER BREAMS SET ON STEEL FRAMING, WHICH MAY BE RAISED OR LOWERED SEVERAL FEET WITH HYDRAULIC JACKS.

AT THE SECOND, THIRD, FOURTH AND FIFTH FLOORS THE STRUCTURE IS A ONE-WAY 3" REINFORCED CONCRETE SLAB POURED MONOLITHIC WITH A JOIST AND BEAM SYSTEM. TYPICAL JOISTS SPAN LESS THAN 20 FT, ARE 8" X 18" AND ARE SPACED AT A MAXIMUM 7' ON-CENTER.

THE ATTIC AND ROOF ARE STEEL FRAMED. TRUSSES SPAN ACROSS THE ARENA AND BEAR ON CONCRETE COLUMNS. STEEL BEAMS SPAN BETWEEN THE TOP AND BOTTOM CHORD OF THE TRUSSES, FORMING THE CEILING OF THE ARENA AND THE ROOF. SPECIAL STEEL FRAMING IS PROVIDED AT THE ORGAN LOFT, INCLUDING SUPPORT FOR A MOVABLE PARTITION.

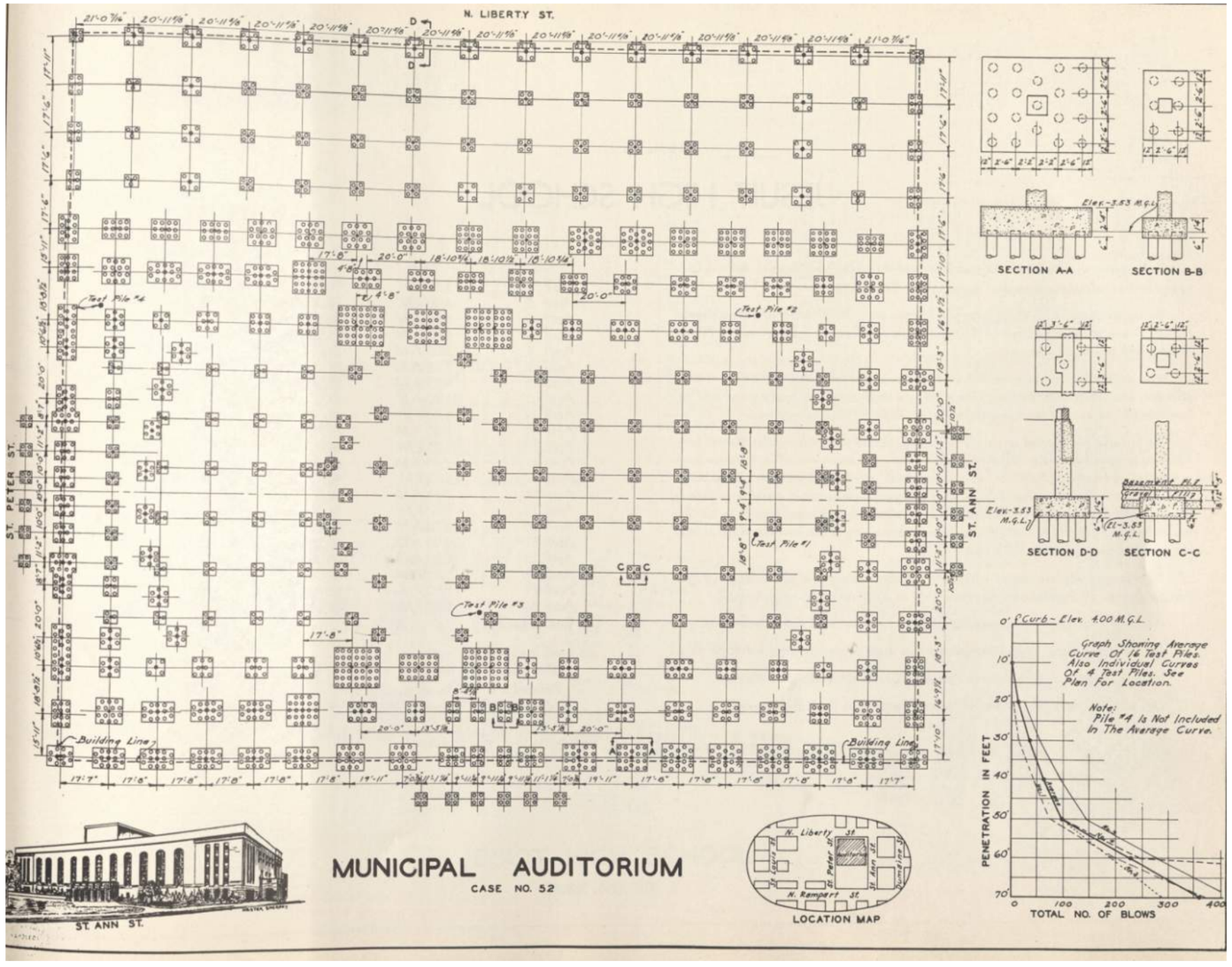


Figure 1) Case study from some data

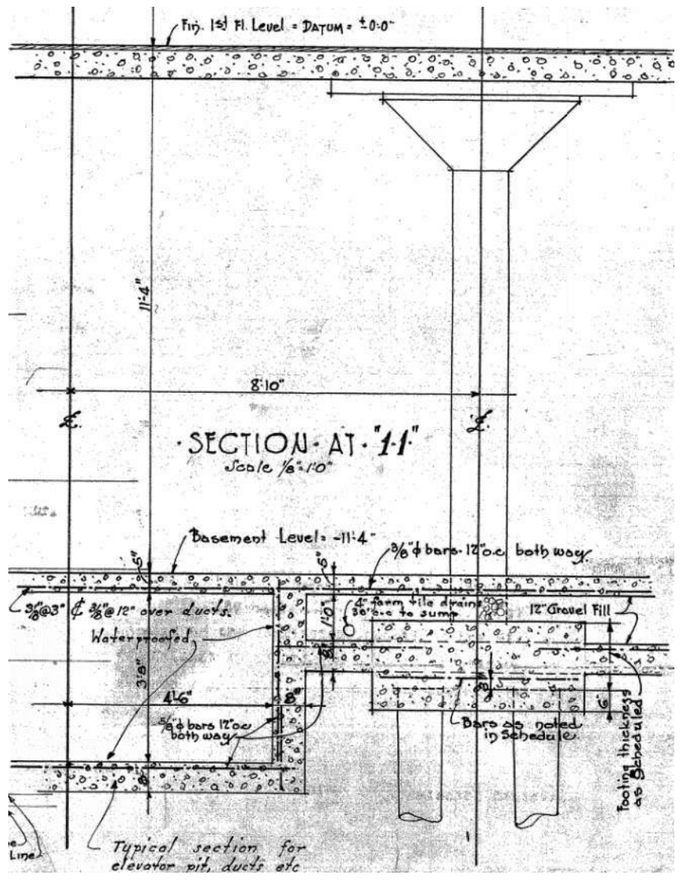


Figure 2) Cross section showing double basement slab, drainage layer and two-way floor slab above

5.3 SITE VISITS

SITE VISITS WERE MADE SEPTEMBER 12, 2019 AND FEBRUARY 21, 2020 TO REVIEW EXISTING STRUCTURAL CONDITIONS. OVERALL, THE STRUCTURAL WAS OBSERVED TO BE IN GOOD CONDITION. PORTIONS OF ROOF WERE DAMAGED BY WIND/ RAIN, WITH WATER INFILTRATION AN OBVIOUS PROBLEM. THE BASEMENT HAD BEEN PUMPED DRY AND WAS ACCESSIBLE DURING THE SECOND VISIT.

AN EXTENSIVE SYSTEM OF SHORE-POSTS WAS NOTED IN THE BASEMENT, WHICH APPEARED TO SUPPORT THE FIRST-FLOOR SLAB. (FIGURE 3) THESE SHORE-POSTS WERE ADDED AT SOME LATER DATE, AND IT IS UNKNOWN WHETHER THEY WERE ADDED TO INCREASE THE CAPACITY OF THE FLOOR OR TO MITIGATE SOME APPARENT STRUCTURAL DEFICIENCY. NO DAMAGE WAS OBSERVED TO THE SLAB.

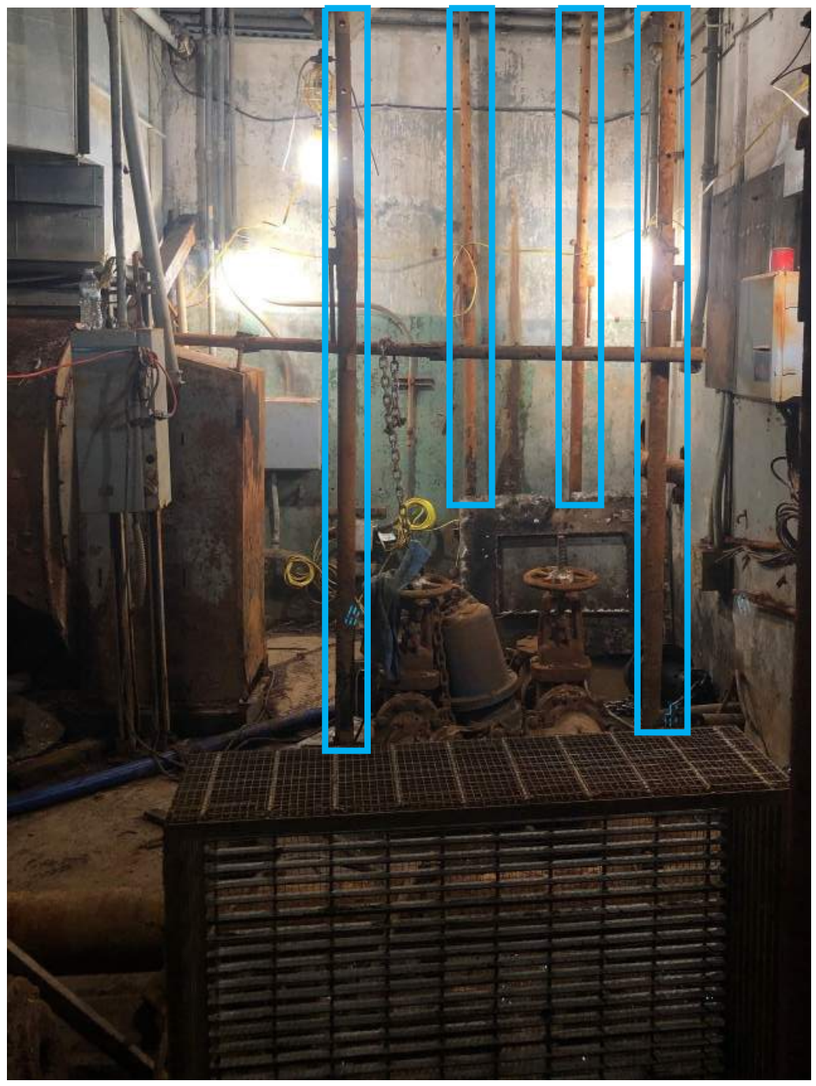


FIGURE 3) BASEMENT SUMP PIT - NOTE THE SHORE-POSTS

5.4 DESIGN CRITERIA

RELEVANT CODES:
- IBC 2015, WITH NEW ORLEANS AMENDMENTS
- ASCE 7-10

LOADS:
LIVE LOADS:

• MECHANICAL SPACES	125 PSF
• ACTUAL UNIT WEIGHTS WILL BE USED	
• LIGHT STORAGE	125 PSF
• ASSEMBLY AREAS	100 PSF
• LIBRARY STACK ROOMS	100 PSF
• LIBRARY READING ROOMS	60 PSF
• FIXED SEATING	60 PSF
• OFFICES	50 PSF
• ROOF	20 PSF

WIND LOADS:

• RISK CATEGORY	III OR IV (TBD)
• EXPOSURE B	
• WIND SPEED	153 OR 15 MPH (TBD)

GEO-TECHNICAL DATA:
- FORMAL REPORT IS NEEDED
- SOME DATA INDICATES SOIL DENSITY INCREASES MARKEDLY AT 50 FEET BELOW GRADE

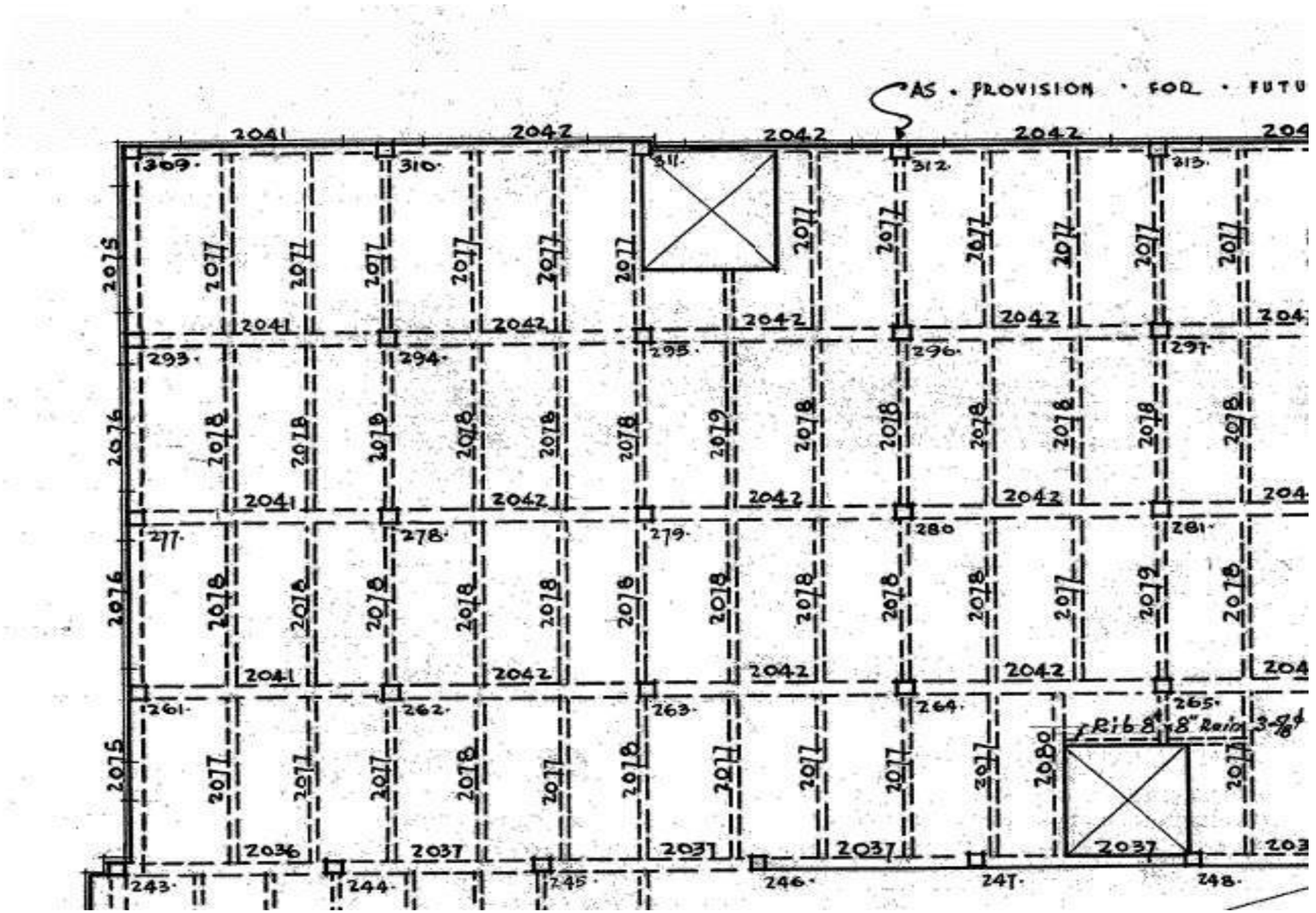


FIGURE 4) FLOOR JOIST 2078 WAS ANALYZED AS A TYPICAL FLOOR FRAMING MEMBER

5.5 SCHEMATIC DESIGN

THE CURRENT PLANS CONCEIVE OF RENOVATING AND ADDING TO THE INTERIOR OF THE EXISTING MUNICIPAL AUDITORIUM. A SINGLE STORY ADDITION TO THE ANNEX ON THE LOW PORTION OF ROOF, BETWEEN THE TWO TALLER THEATER SPACES IS PROPOSED.

THE EXISTING AUDITORIUM (REFERENCED AS 1 & 2 ON THE SITE PLAN) IS CONSTRUCTED OF MILD-REINFORCED CONCRETE, WITH NO INDICATIONS OF ANY POST-TENSIONING OR PRE-STRESSING. THIS WILL FACILITATE SELECTIVE DEMOLITION, INCLUDING CREATION OF NEW PENETRATIONS IN WALLS AND FLOORS. WEG HAS ANALYZED A REPRESENTATIVE BAY OF FLOOR FRAMING AND FOUND ITS LIVE LOAD CAPACITY TO EXCEED 100 PSF (FIGURE 4). THIS WILL ACCOMMODATE ASSEMBLY OCCUPANCY. WHERE ADDITIONAL CAPACITY IS NEEDED, THIS CONCRETE MAY BE REINFORCED WITH STRUCTURAL STEEL OR CARBON FIBER.

THE NEW INTERIOR STRUCTURE WITHIN THE AUDITORIUM AND ANNEX ADDITION WOULD LIKELY BE STEEL FRAMED TO REDUCE WEIGHT AND PROVIDE MAXIMUM STRUCTURAL FLEXIBILITY. THIS STRUCTURE WOULD LIKELY BE ON NEW FOUNDATIONS, WHICH WOULD HAVE TO BE COORDINATED WITH THE EXISTING FOUNDATION GEOMETRY. NEW PILES WOULD BE LOW-HEADROOM PILES, AND LIKELY WOULD REQUIRE EQUIPMENT ACCESS TO THE BASEMENT TO INSTALL. THE INTERIOR ADDITION WOULD BE STRUCTURALLY ISOLATED FROM THE EXISTING BUILDING WITH AN EXPANSION JOINT.

ALSO SHOWN IS A NEW PARKING GARAGE ACROSS BASIN STREET. (REFERENCED AS 3 IN THE ARCHITECTURAL DIAGRAMS.) THIS MAY BE CAST-IN-PLACE POST-TENSIONED CONCRETE OR PRE-CAST CONCRETE. THIS STRUCTURE WOULD ALSO BE PILE-SUPPORTED, WITH VIBRATION CONSIDERATIONS CONSIDERED FOR PILE DESIGN.

06

ARCHITECTURAL DIAGRAMS

6.1 CONCEPT NARRATIVE

MEETING WITH STATE HISTORIC TAX CREDIT REPRESENTATIVES ON THE SITE REVEALED THEIR STRONG OPINION THAT SUBSTANTIAL PARTS OF THE EXISTING AUDITORIUM WOULD NEED TO BE RETAINED WITH THE AUDITORIUM'S ORIGINAL INTENDED USE IN ORDER TO BE VIEWED FAVORABLY FOR TAX CREDITS. IN ORDER TO QUALIFY, THE RENOVATION WOULD NEED TO MEET THE SECRETARY OF INTERIOR STANDARDS FOR HISTORIC PRESERVATION. IT WOULD BE IMPORTANT TO PRESERVE THE CHARACTER-DEFINING ELEMENTS OF THE ORIGINAL STRUCTURE; WHICH IS THE USE AS AN AUDITORIUM. PER THE ORIGINAL DESIGN OF THE BUILDING, IT WAS INTENDED TO BE USED EITHER AS ONE LARGE SPACE, OR AS TWO DISTINCT VENUES; A CONCERT HALL AND AN AUDITORIUM SIDE. IN EVALUATING HOW MUCH TO PRESERVE VS. THE ABILITY TO FIT IN THE REQUIRED PROGRAM ELEMENTS, IT WAS DECIDED TO PRESERVE THE CONCERT HALL SIDE OF THE AUDITORIUM. THE CONCERT HALL SIDE WOULD BE RE-PURPOSED TO HOUSE THE CITY COUNCIL CHAMBER. THE AUDITORIUM AND STAGE PORTIONS OF THE BUILDING WOULD BE PROGRAMMED WITH CITY HALL'S MOST PUBLIC FACING DEPARTMENTS. THE SECOND, THIRD AND FIFTH FLOORS OF THE OPEN AUDITORIUM AND STAGE LOFT AREAS WOULD BE INFILLED, LEAVING A LARGE CUT OUT TO ALLOW THE LIGHT FROM THE EXISTING SKYLIGHT FEATURE TO REACH DOWN TO THE GROUND FLOOR SPACE. THE SAME TYPE OF INFILL AND INTERNAL LIGHT WELLS WOULD BE PROVIDED IN THE CENTER OF THE BUILDING AT THE STAGE LOFT AREAS.

DUE TO EXISTING FLOOR LEVELS THAT WILL BE RETAINED ON THE CONCERT HALL SIDE, THE INFILL LEVELS AT THE AUDITORIUM SIDE WILL NEED TO BE EVALUATED FOR APPROPRIATE FLOOR TO FLOOR HEIGHTS AND ALIGNMENT WITH THE NEW ROOFTOP ADDITION AT THE ANNEX. THE DIAGRAMS INDICATE A CHANGE IN HEIGHT AT THE THIRD LEVEL INFILL TO ACCOMMODATE THE HEIGHT REQUIRED FOR THE FLOOR BELOW. REFER TO THE BUILDING SECTION ON PAGE 60 FOR A GRAPHIC REPRESENTATION OF THIS HEIGHT CHANGE.

MUCH OF THE DEFINING HISTORIC FEATURES ON THE AUDITORIUM SIDE, WITH THE EXCEPTION OF THE TIERED SEATING AREAS, ARE INTENDED TO BE PRESERVED. THE CURVED PLASTER CEILING, THE INSCRIBED CORNICE, THE ENTRANCE LOBBIES, THE BARREL-VAULTED PLASTER CORRIDORS, THE ORGAN CHAMBER "WINDOWS" AND OTHER SIGNIFICANT DETAILS WOULD BE RESTORED.

THE TWO-STORY ANNEX WHICH HAS BEEN SIGNIFICANTLY ALTERED OVER THE YEARS WOULD BE RESTORED TO THE ORIGINAL 1928 DESIGN INTENT. THE OVERHEAD WALKWAY AND OTHER ADDITIONS TO THE EXTERIOR THAT COVERED UP OR REMOVED THE ORIGINAL WINDOWS WOULD BE REMOVED TO BRING THE ANNEX BACK TO THE INTENDED DESIGN. A ONE-STORY 16,200 SQUARE FOOT ADDITION ON THE LOW ROOF OF THE ANNEX IS PROPOSED. TO MINIMIZE THE IMPACT OF THIS ANNEX ADDITION, IT WILL BE SET BACK FROM THE BUILDING EDGE, AND NESTLED IN BETWEEN THE TWO TALLER THEATER WINGS OF THE EXISTING ANNEX.

TWO EXISTING SURFACE PARKING LOTS WILL BE UPGRADED TO IMPROVE STORM WATER MANAGEMENT FOR THE SITE. LANDSCAPE IMPROVEMENTS ARE ALSO PLANNED.

ADDITIONAL PARKING WOULD BE PROVIDED IN A SEPARATE STRUCTURE ACROSS BASIN STREET. AS THIS PARKING STRUCTURE ABUTS A GREEN-WAY, SIGNIFICANT LANDSCAPING AS WELL AS PEDESTRIAN AND BICYCLE ACCESS WILL BE ADDRESSED. PENDING THE REVISED TRAFFIC STUDY, THE PEDESTRIAN AND BICYCLE ACCESS WOULD BE ADJUSTED.

06 Architectural Diagrams

PROJECT SITE

- A — ARMSTRONG PARK AND JAZZ PARK BUILDINGS*
- B — CONGO SQUARE*
- C — MAHALIA JACKSON THEATER*
- D — PUMP STATION*
- E — TREME CENTER*

** NOT IN PROJECT SCOPE*

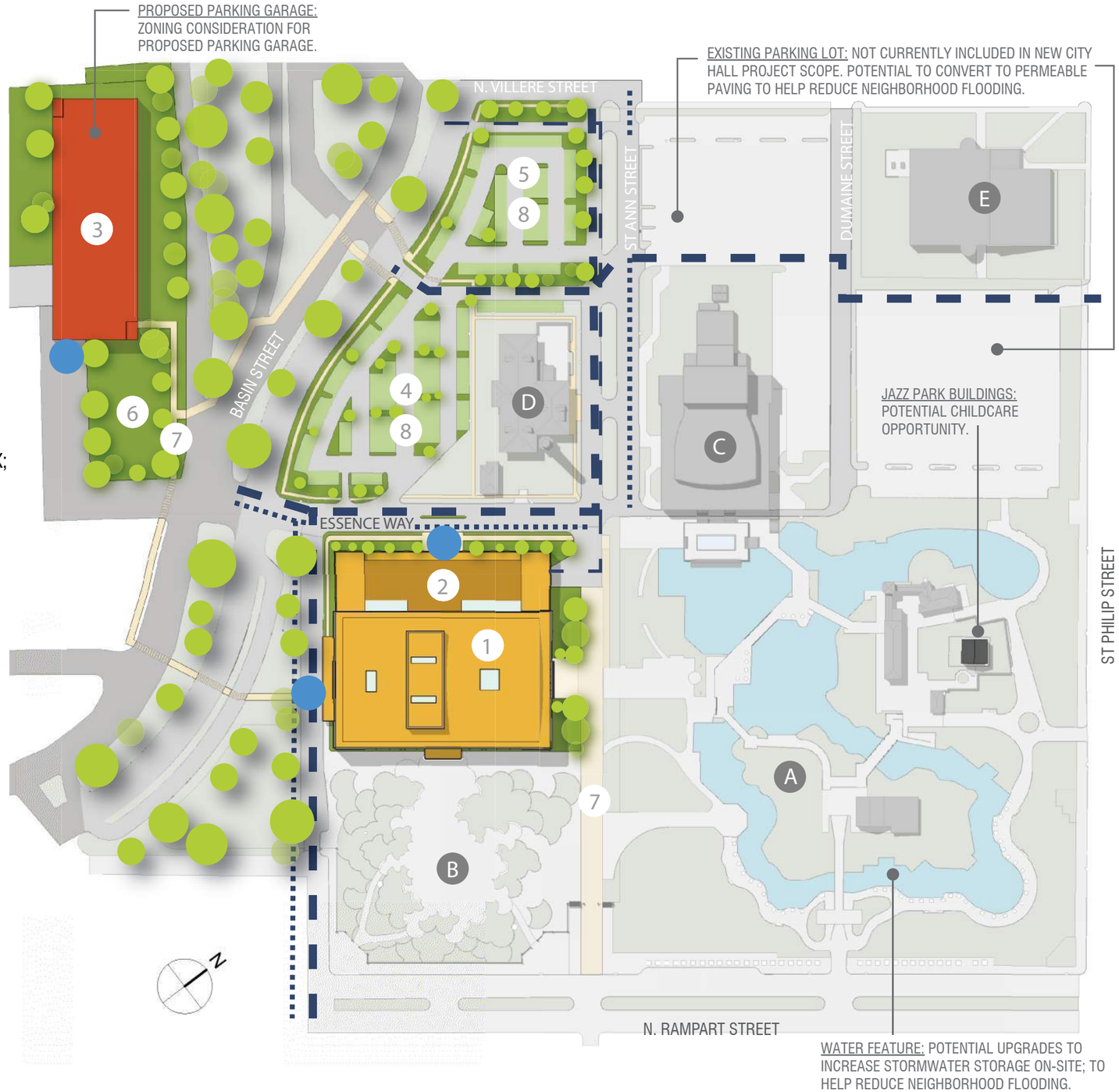
<u>MUNICIPAL AUDITORIUM- CITY HALL- TOTAL 328,520 GSF</u>
RESTORE BUILDING EXTERIOR; RESTORE CONCERT HALL SIDE & ANNEX; INFILL STAGE & AUDITORIUM SIDE OF BUILDING

1. EXISTING BUILDING RENOVATION & INFILL AT AUDITORIUM: 312,320 SF
2. ANNEX ADDITION: 16,200 SF

<u>PROPOSED PARKING - 937 TOTAL SPACES</u>

3. PARKING GARAGE - 700 CARS | 50 FT HT | 5 FLOORS
4. SURFACE PARKING LOT - 125 CARS
5. SURFACE PARKING LOT - 112 CARS
6. LANDSCAPING
7. PEDESTRIAN*
   ** COVERED WALK TO BE PROVIDED. EXTENTS TBD.*
8. PERMEABLE PAVING

- SERVICE ACCESS
- VEHICULAR ACCESS
- BIKE ACCESS
- MAIN ENTRANCE



NOTE: ALL EXISTING OAK TREES WITHIN THE PROJECT SITE SHALL BE PROTECTED AND PRESERVED.

NORTH AXONOMETRIC

A ARMSTRONG PARK AND JAZZ PARK BUILDINGS*

B CONGO SQUARE*

C MAHALIA JACKSON THEATER*

D PUMP STATION*

E TREME CENTER*

** NOT IN PROJECT SCOPE*

<u>MUNICIPAL AUDITORIUM- CITY HALL - TOTAL 328,520 GSF</u>
RESTORE BUILDING EXTERIOR; RESTORE
CONCERT HALL SIDE & ANNEX; INFILL STAGE &
AUDITORIUM SIDE OF BUILDING

1 EXISTING BUILDING RENOVATION & INFILL
AT AUDITORIUM: 312,320 SF

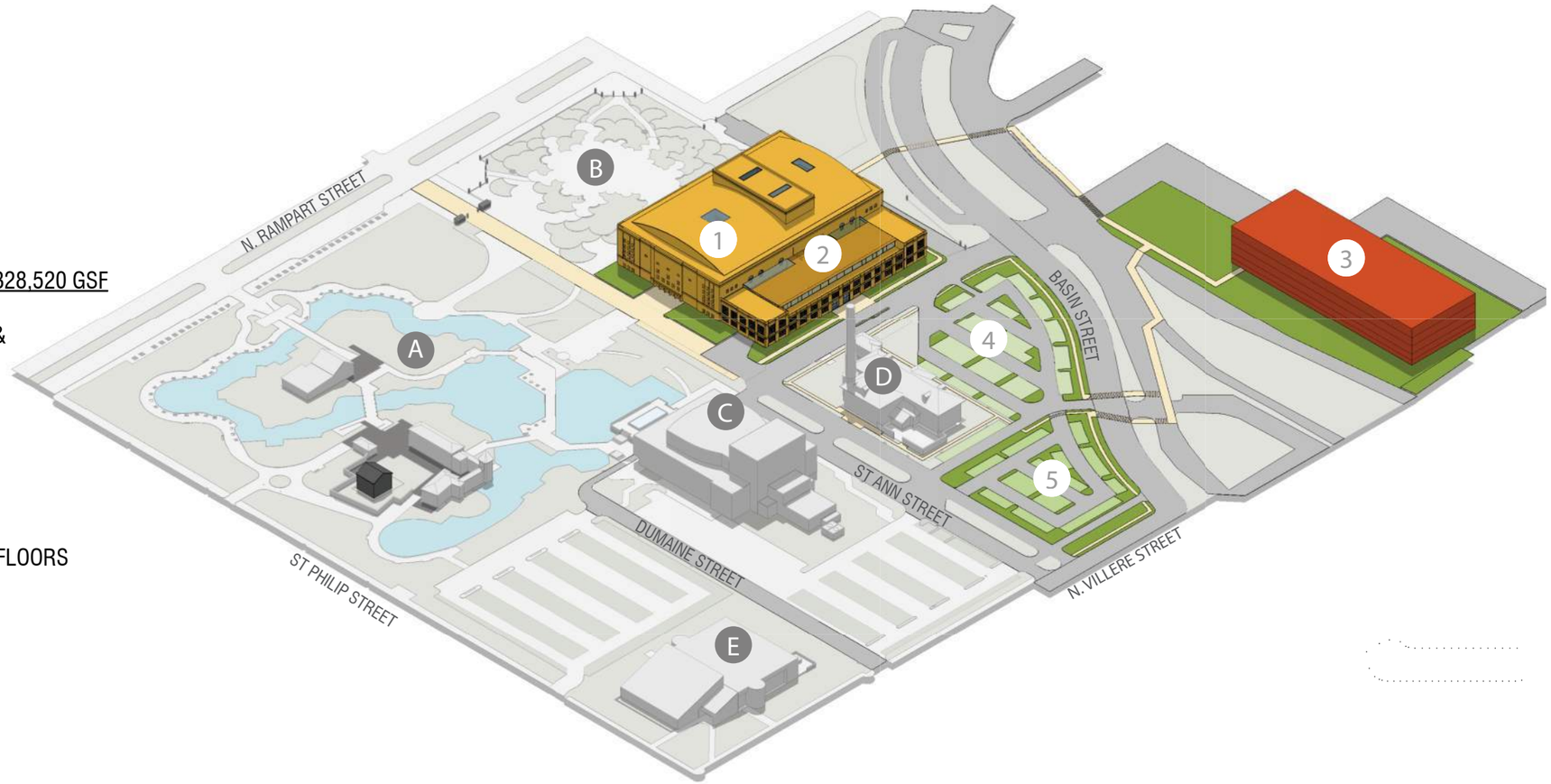
2 ANNEX ADDITION: 16,200 SF

<u>PROPOSED PARKING - 937 TOTAL SPACES</u>

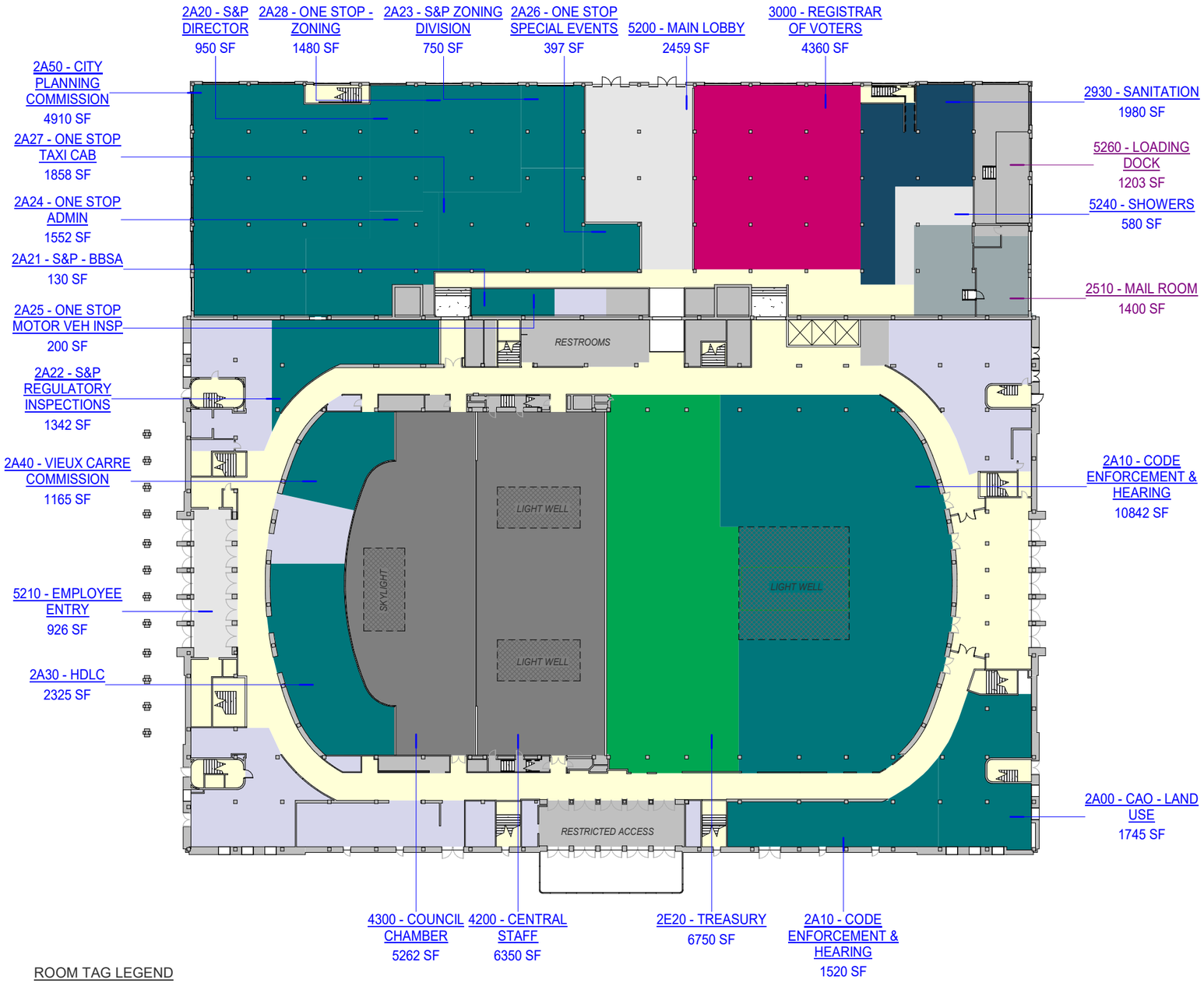
3 PARKING GARAGE - 700 CARS | 50 FT HT | 5 FLOORS

4 SURFACE PARKING LOT - 125 CARS

5 SURFACE PARKING LOT - 112 CARS



06 Architectural Diagrams



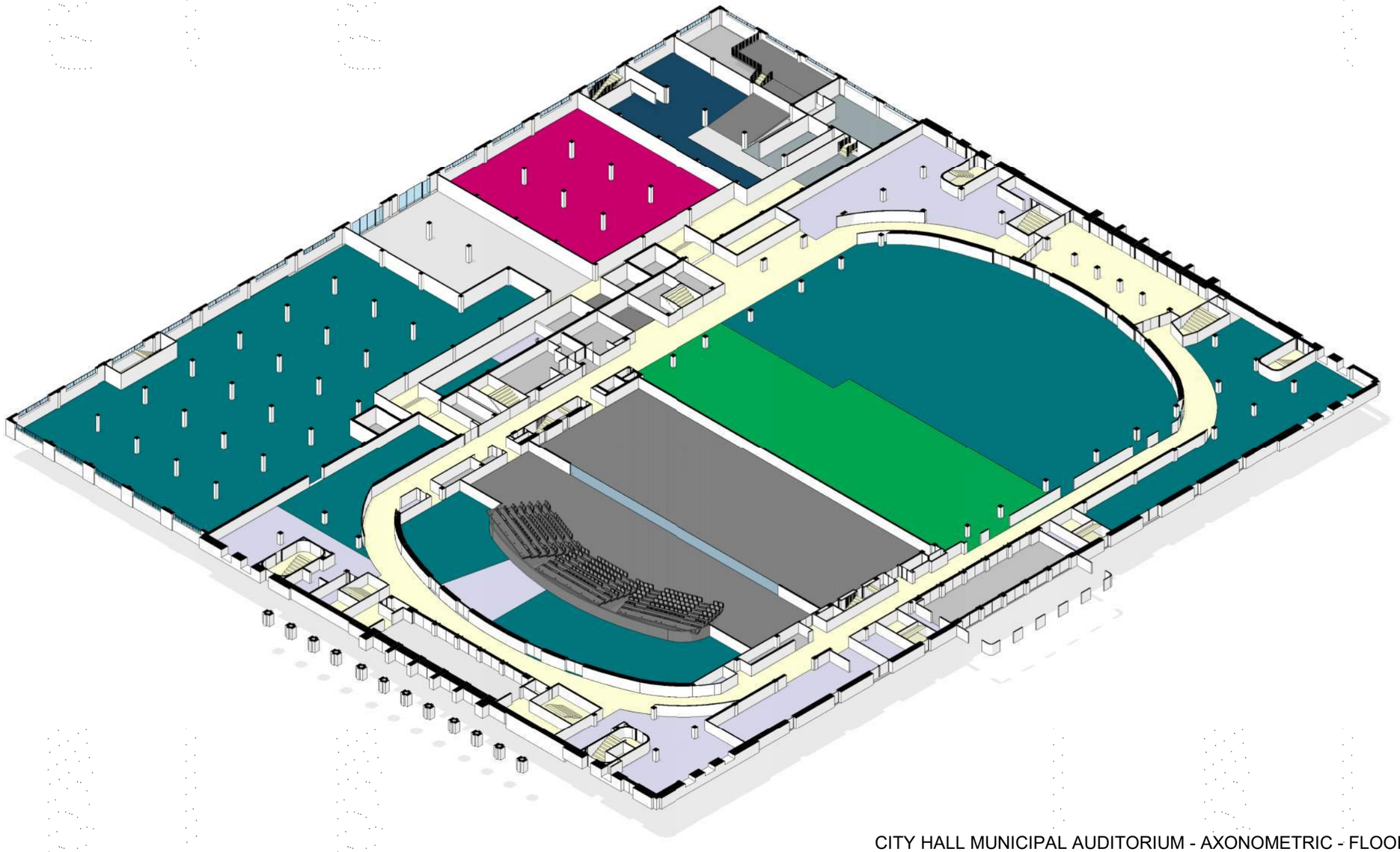
DEPARTMENT LEGEND

- 2A00 - CAO - LAND USE
- 2A10 - CODE ENFORCEMENT & HEARING
- 2A20 - S&P DIRECTOR
- 2A21 - S&P - BBSA
- 2A22 - S&P REGULATORY INSPECTIONS
- 2A23 - S&P ZONING DIVISION
- 2A24 - ONE STOP ADMIN
- 2A25 - ONE STOP MOTOR VEH INSP
- 2A26 - ONE STOP SPECIAL EVENTS
- 2A27 - ONE STOP TAXI CAB
- 2A28 - ONE STOP - ZONING
- 2A30 - HDLC
- 2A40 - VIEUX CARRE COMMISSION
- 2A50 - CITY PLANNING COMMISSION
- 2E20 - TREASURY
- 2510 - MAIL ROOM
- 2930 - SANITATION
- 3000 - REGISTRAR OF VOTERS
- 4200 - CENTRAL STAFF
- 4300 - COUNCIL CHAMBER
- 5100 - SHARED SUPPORT
- 5200 - MAIN LOBBY
- 5210 - EMPLOYEE ENTRY
- 5240 - SHOWERS
- 5260 - LOADING DOCK
- BUILDING CORE
- CIRCULATION

ROOM TAG LEGEND

HEAVY PUBLIC ACCESS
MODERATE PUBLIC ACCESS
LIGHT PUBLIC ACCESS
NO PUBLIC ACCESS / RESTRICTED

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 1
NOT TO SCALE

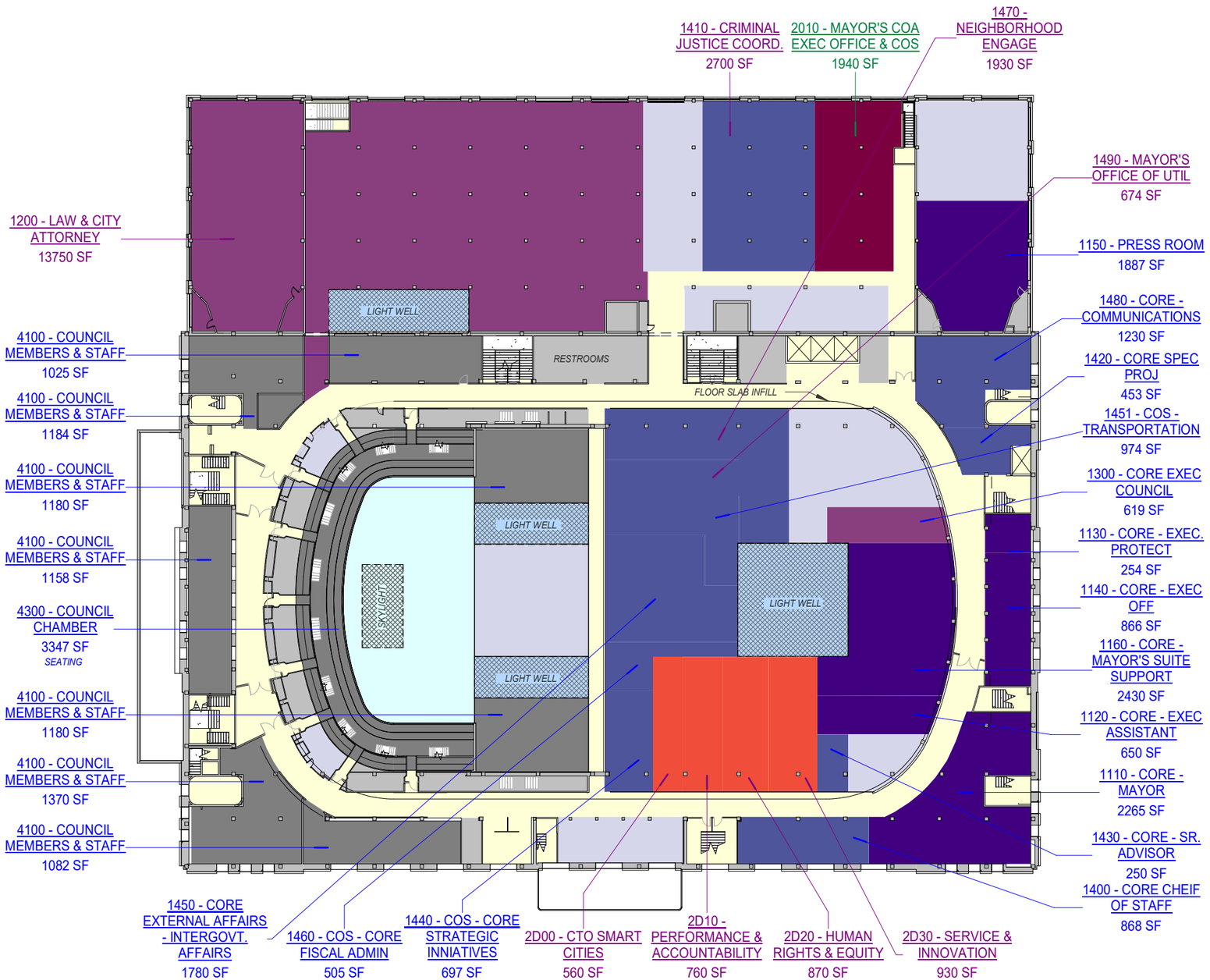


CITY HALL MUNICIPAL AUDITORIUM - AXONOMETRIC - FLOOR 1

NOT TO SCALE

N

06 Architectural Diagrams



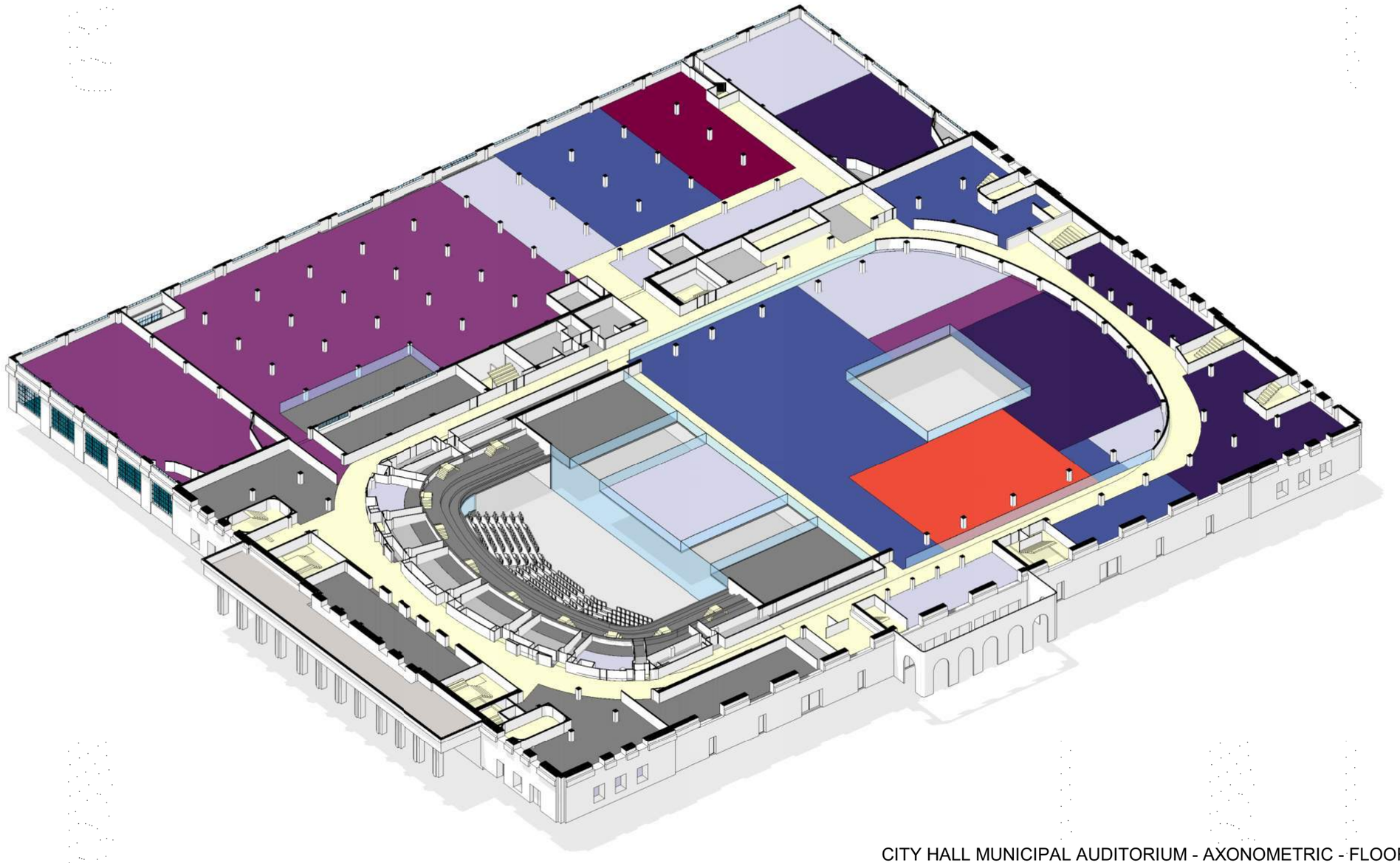
DEPARTMENT LEGEND

- 2D00 - CTO SMART CITIES
- 2D10 - PERFORMANCE & ACCOUNTABILITY
- 2D20 - HUMAN RIGHTS & EQUITY
- 2D30 - SERVICE & INNOVATION
- 1110 - CORE - MAYOR
- 1120 - CORE - EXEC ASSISTANT
- 1130 - CORE - EXEC. PROTECT
- 1140 - CORE - EXEC OFF
- 1150 - PRESS ROOM
- 1160 - CORE - MAYOR'S SUITE SUPPORT
- 1200 - LAW & CITY ATTORNEY
- 1300 - CORE EXEC COUNCIL
- 1400 - CORE CHEIF OF STAFF
- 1410 - CRIMINAL JUSTICE COORD.
- 1420 - CORE SPEC PROJ
- 1430 - CORE - SR. ADVISOR
- 1440 - COS - CORE STRATEGIC INNIATIVES
- 1450 - CORE EXTERNAL AFFAIRS - INTERGOVT. AFFAIRS
- 1451 - COS - TRANSPORTATION
- 1460 - COS - CORE FISCAL ADMIN
- 1470 - NEIGHBORHOOD ENGAGE
- 1480 - CORE - COMMUNICATIONS
- 1490 - MAYOR'S OFFICE OF UTIL
- 2010 - MAYOR'S COA EXEC OFFICE & COS
- 4100 - COUNCIL MEMBERS & STAFF
- 4300 - COUNCIL CHAMBER
- 5100 - SHARED SUPPORT
- BUILDING CORE
- CIRCULATION
- OPEN CONCERT AREA
- SKYLIGHT - LIGHT WELL

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 2

NOT TO SCALE

06 Architectural Diagrams

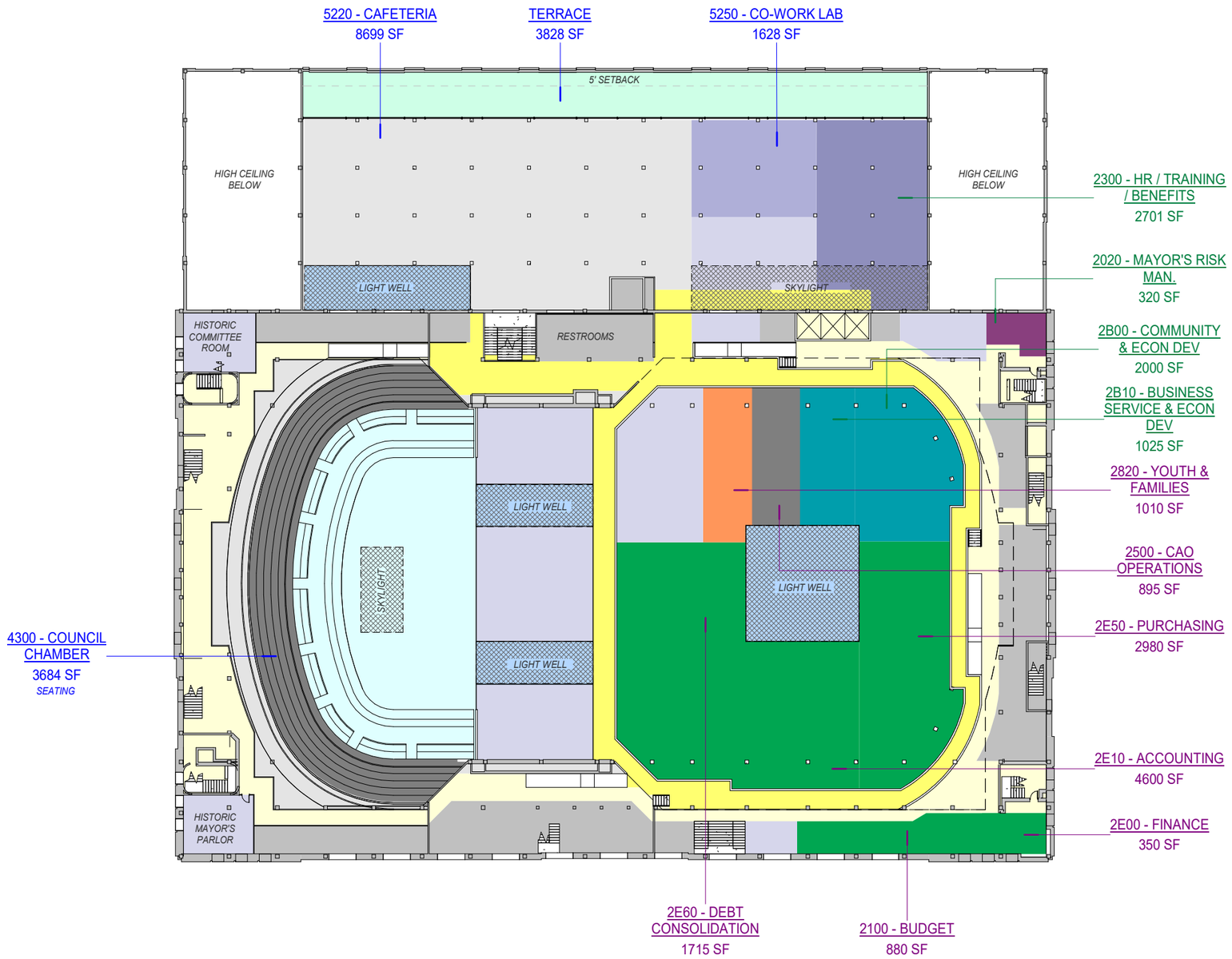


CITY HALL MUNICIPAL AUDITORIUM - AXONOMETRIC - FLOOR 2

NOT TO SCALE

N

06 Architectural Diagrams



DEPARTMENT LEGEND

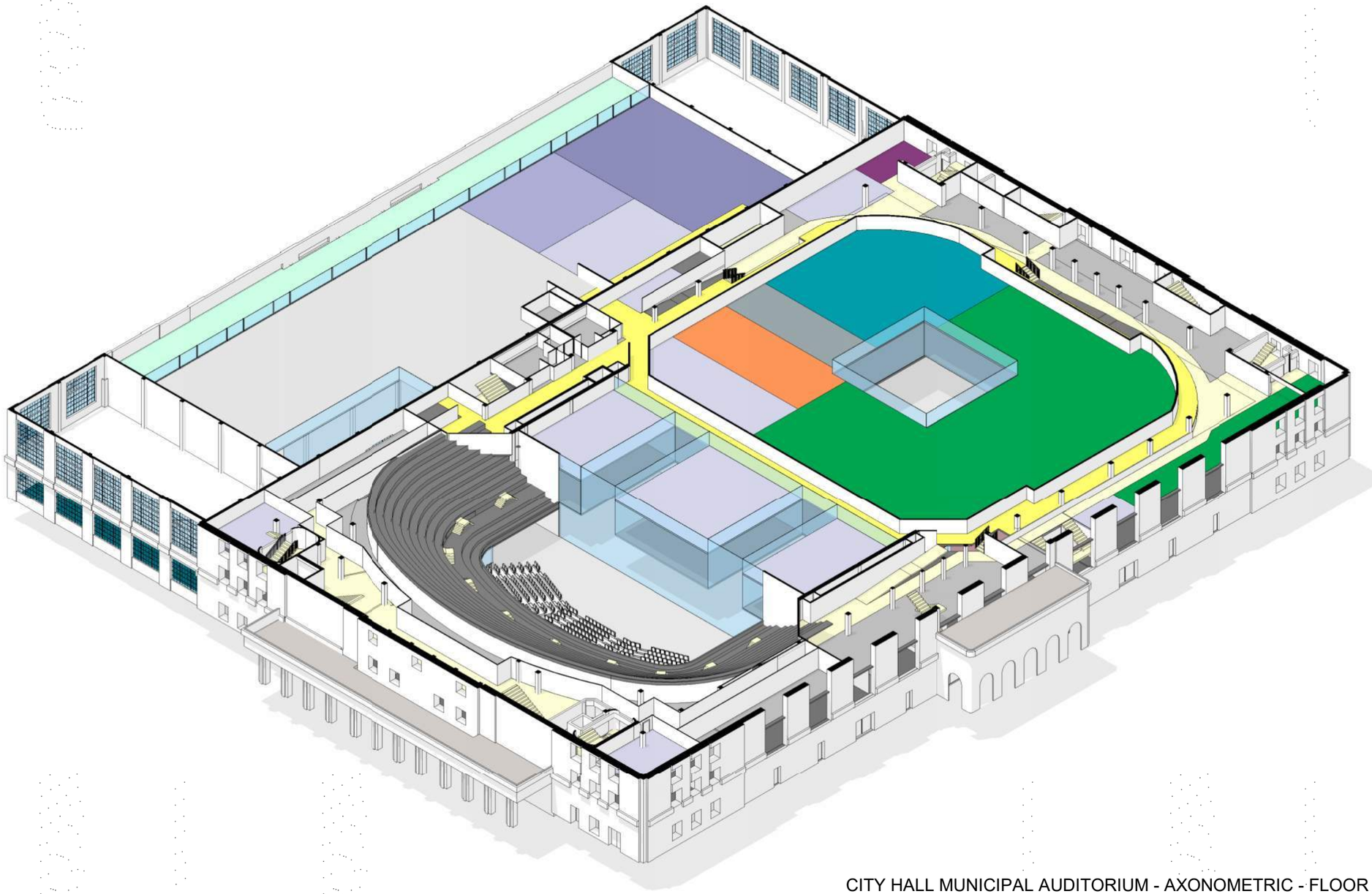
- 2B00 - COMMUNITY & ECON DEV
- 2B10 - BUSINESS SERVICE & ECON DEV
- 2E00 - FINANCE
- 2E10 - ACCOUNTING
- 2E50 - PURCHASING
- 2E60 - DEBT CONSOLIDATION
- 2020 - MAYOR'S RISK MAN.
- 2100 - BUDGET
- 2300 - HR / TRAINING / BENEFITS
- 2500 - CAO OPERATIONS
- 2820 - YOUTH & FAMILIES
- 4300 - COUNCIL CHAMBER
- 5100 - SHARED SUPPORT
- 5220 - CAFETERIA
- 5250 - CO-WORK LAB
- BUILDING CORE
- CIRCULATION
- CIRCULATION - HIGH
- OPEN AREA
- OPEN CONCERT AREA
- SKYLIGHT - LIGHT WELL
- TERRACE

ROOM TAG LEGEND

HEAVY PUBLIC ACCESS
MODERATE PUBLIC ACCESS
LIGHT PUBLIC ACCESS
NO PUBLIC ACCESS / RESTRICTED

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 3

NOT TO SCALE

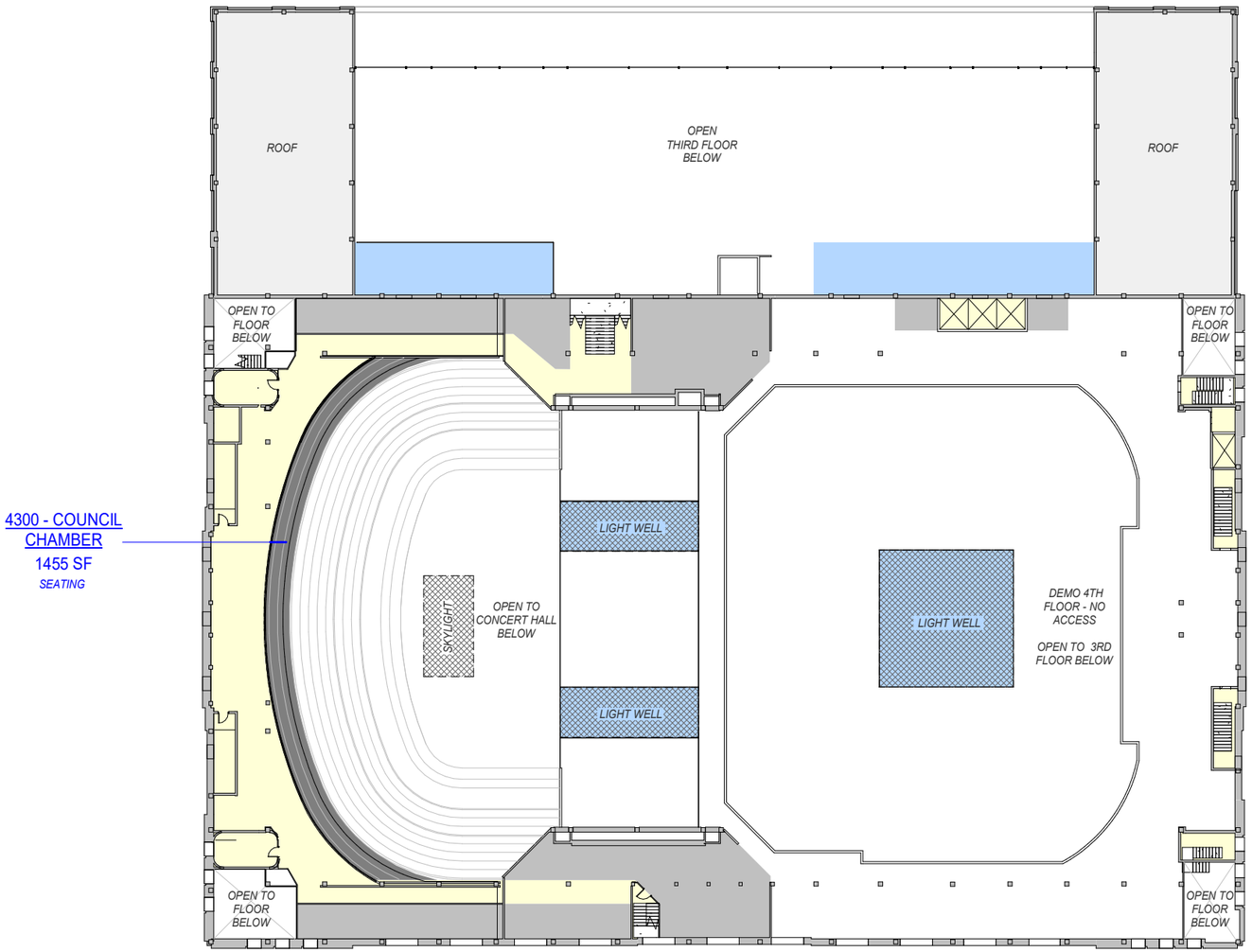


CITY HALL MUNICIPAL AUDITORIUM - AXONOMETRIC - FLOOR 3

NOT TO SCALE

N

06 Architectural Diagrams



DEPARTMENT LEGEND

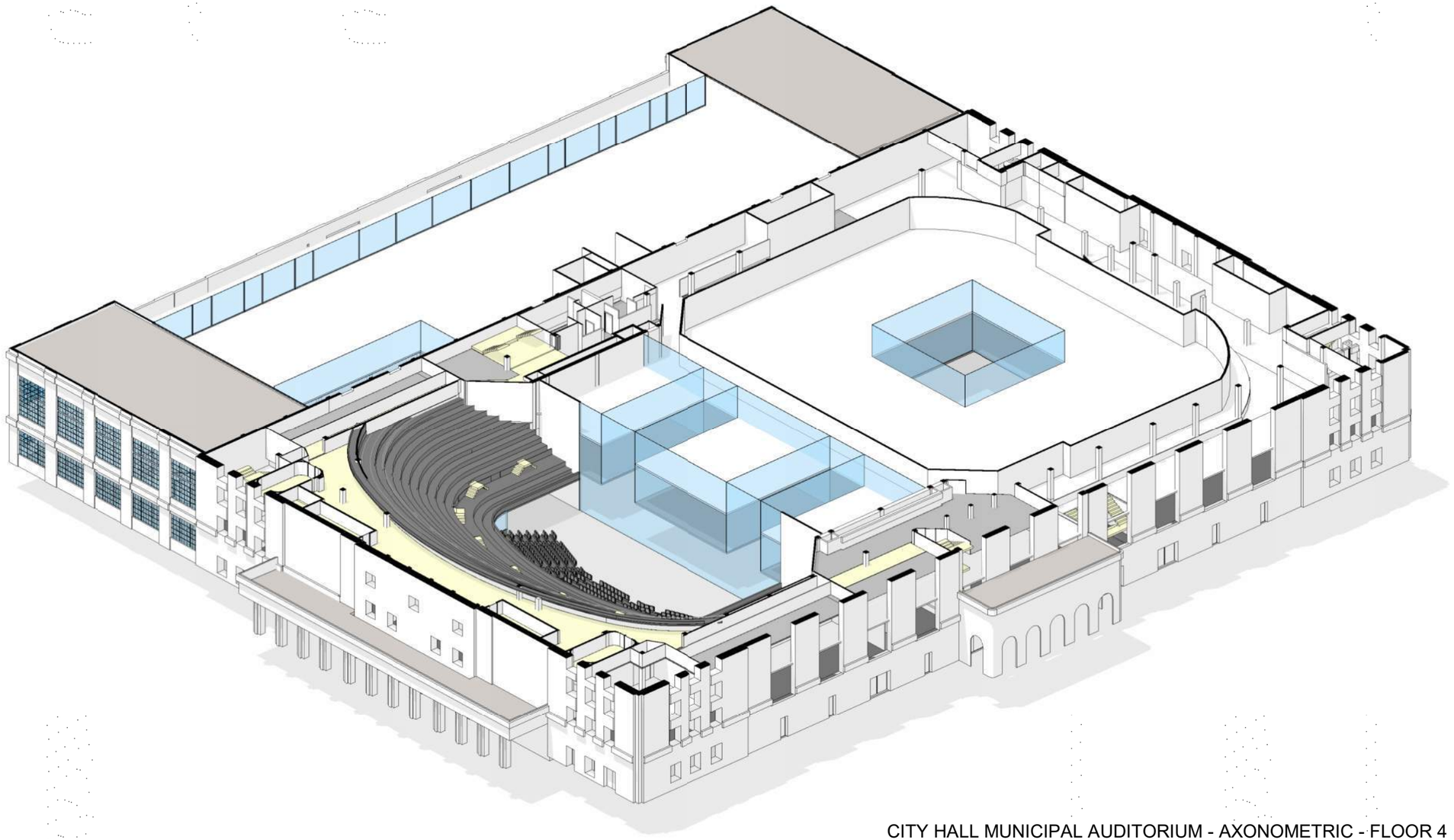
- 4300 - COUNCIL CHAMBER
- BUILDING CORE
- CIRCULATION
- ROOF
- SKYLIGHT - LIGHT WELL

ROOM TAG LEGEND

HEAVY PUBLIC ACCESS
MODERATE PUBLIC ACCESS
LIGHT PUBLIC ACCESS
NO PUBLIC ACCESS / RESTRICTED

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 4
NOT TO SCALE

woodward design group

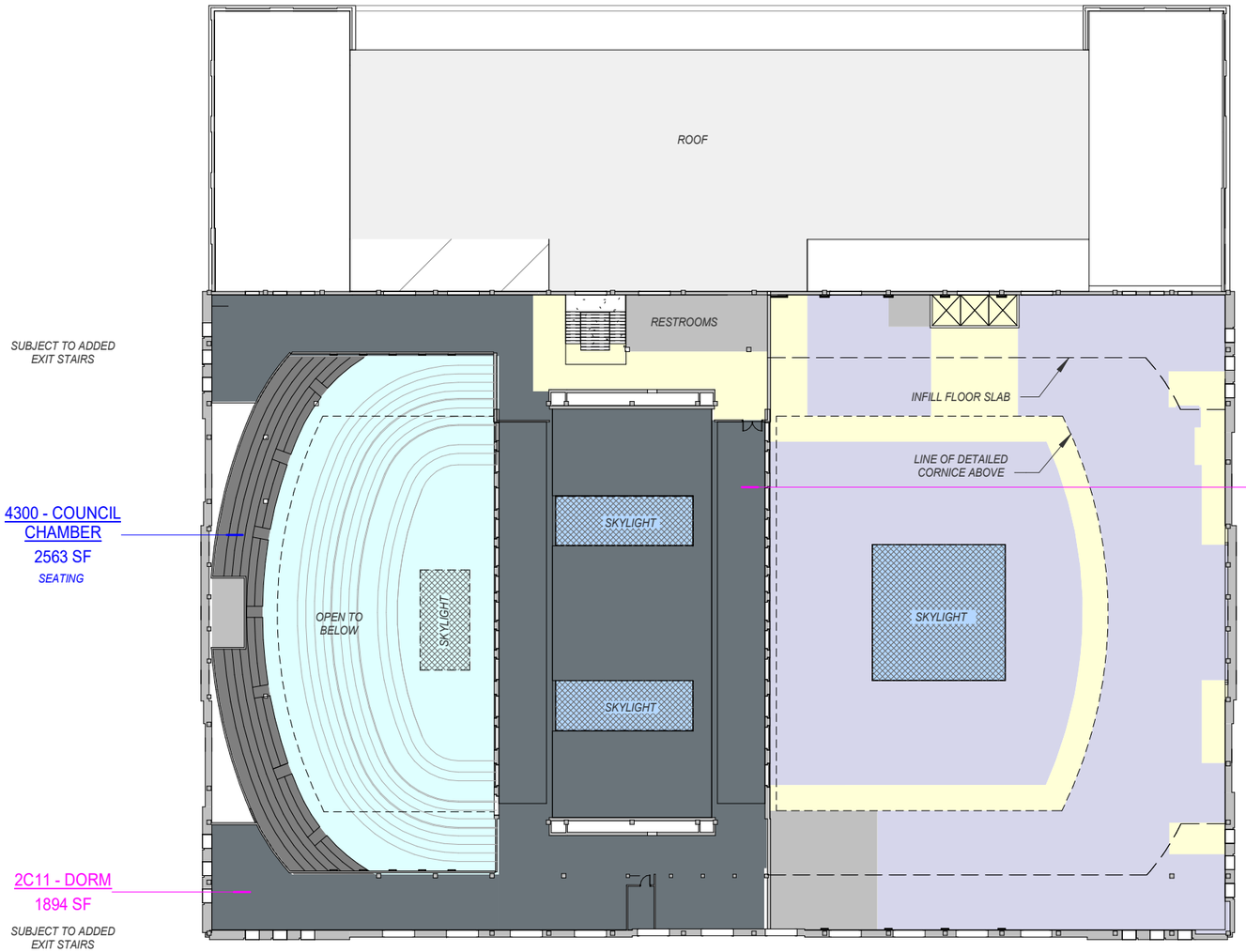


CITY HALL MUNICIPAL AUDITORIUM - AXONOMETRIC - FLOOR 4

NOT TO SCALE

N

06 Architectural Diagrams



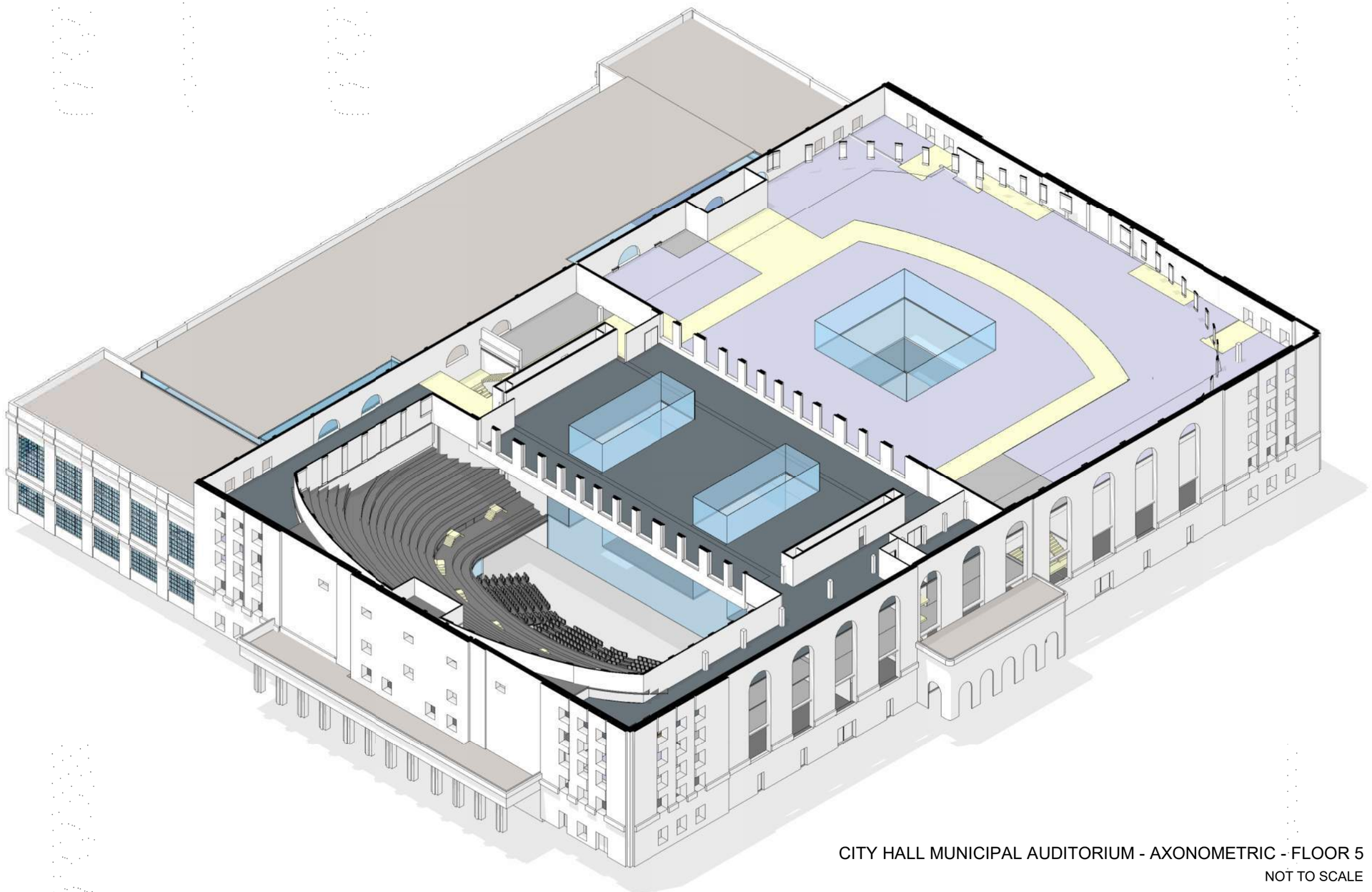
DEPARTMENT LEGEND

- 2C10 - NOSHEP
- 2C11 - DORM
- 4300 - COUNCIL CHAMBER
- 5100 - SHARED SUPPORT
- BUILDING CORE
- CIRCULATION
- OPEN CONCERT AREA
- ROOF
- SKYLIGHT - LIGHT WELL

ROOM TAG LEGEND

HEAVY PUBLIC ACCESS
MODERATE PUBLIC ACCESS
LIGHT PUBLIC ACCESS
NO PUBLIC ACCESS / RESTRICTED

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 5
NOT TO SCALE

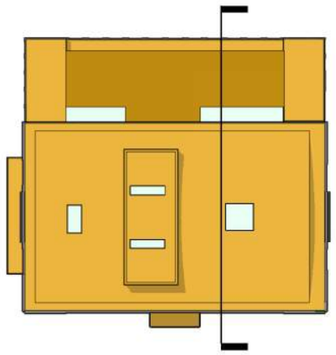


CITY HALL MUNICIPAL AUDITORIUM - AXONOMETRIC - FLOOR 5

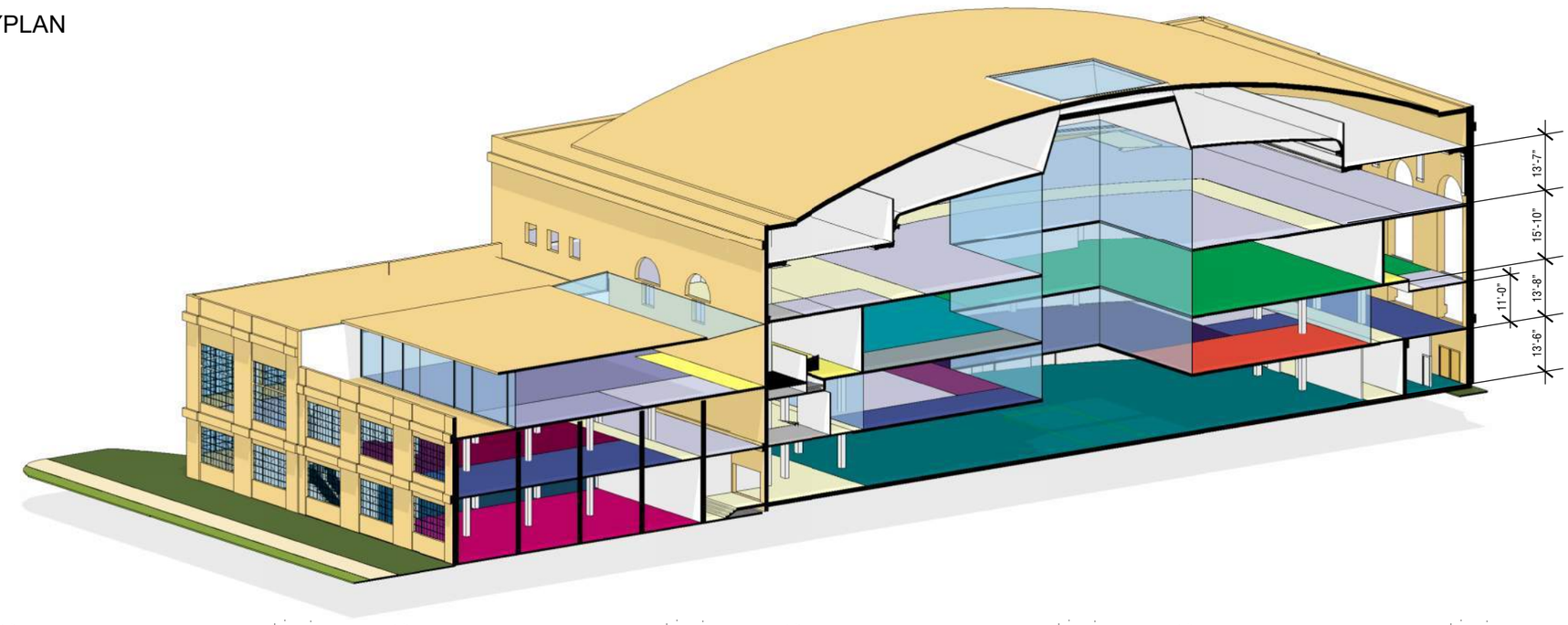
NOT TO SCALE

N

06 Architectural Diagrams



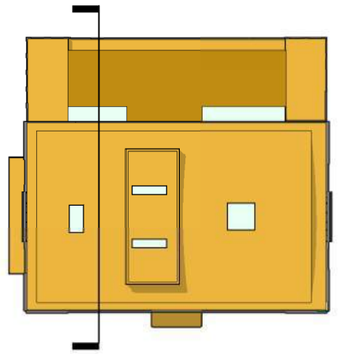
KEYPLAN



CITY HALL - TRANSVERSE SECTION AT AUDITORIUM SIDE

NOT TO SCALE

06 Architectural Diagrams



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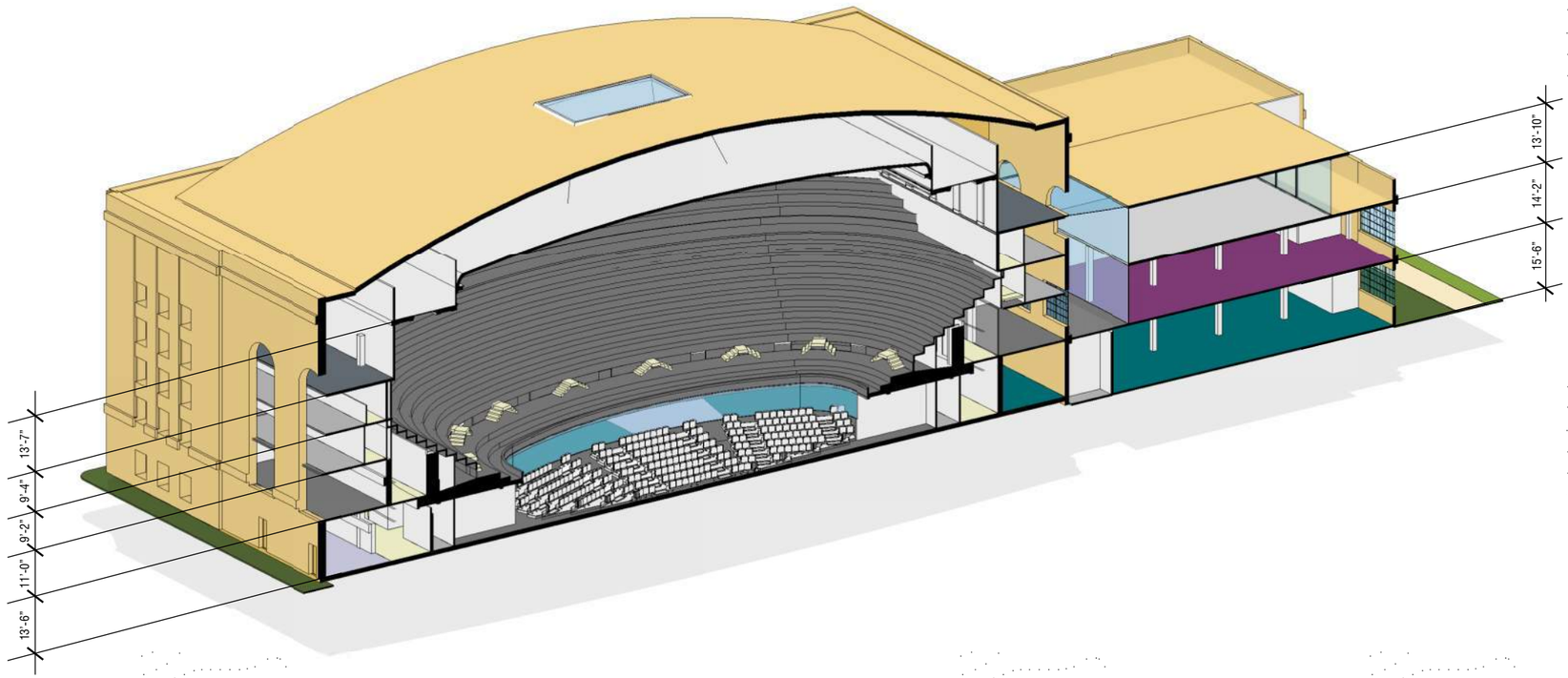
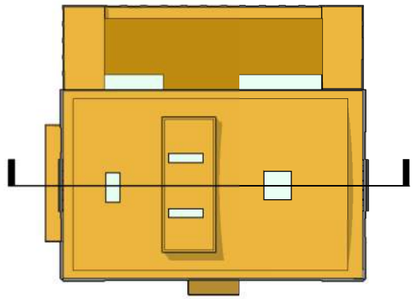


CITY HALL - TRANSVERSE SECTION AT CONCERT HALL SIDE

NOT TO SCALE

06 Architectural Diagrams



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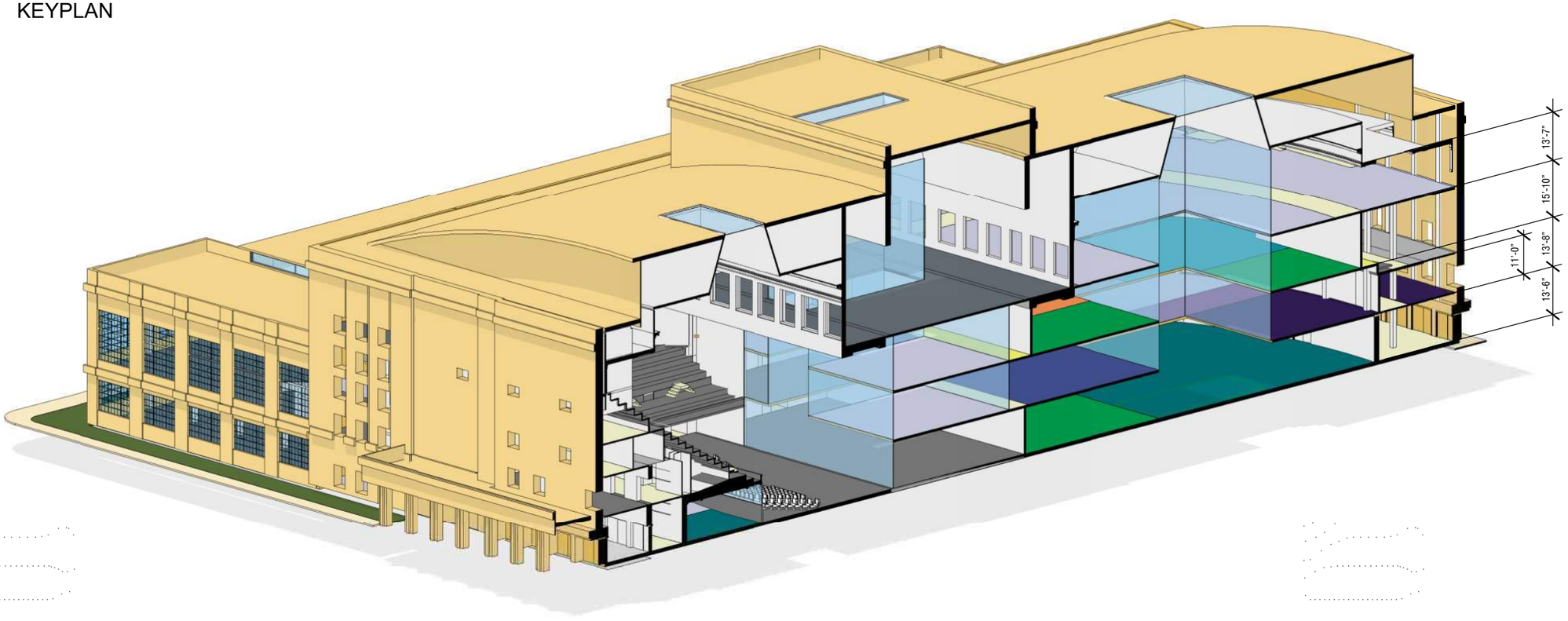

CITY HALL - LONGITUDINAL SECTION

NOT TO SCALE

APPENDIX C

PRELIMINARY ARCHITECTURAL CONCEPT NARRATIVES

APPENDIX C

THE PURPOSE OF THIS ANALYSIS IS TO TEST FIT THE RESULTS OF THE CITY OF NEW ORLEANS FACILITY PROGRAMMATIC STUDY ON TO THE MUNICIPAL AUDITORIUM SITE. FOR THIS TEST FIT, WE USED AN OVERALL SQUARE FOOTAGE OF APPROXIMATELY 450,000 SQUARE FEET FOR THE CITY HALL PROGRAM. THIS ANALYSIS ALSO INCLUDES MOVING THE CIVIL DISTRICT COURTS TO THIS SITE. FROM THE PROGRAM PREVIOUSLY COMMISSIONED BY THE CITY OF NEW ORLEANS IN 2013, THE SQUARE FOOTAGE FOR THE VARIOUS OPTIONS FOR THE CIVIL DISTRICT COURTS RANGE FROM APPROXIMATELY 189,000 SQUARE FEET TO 219,000 SQUARE FEET. FOR THE VARIOUS CONCEPTS PRESENTED IN THIS STUDY, A RANGE OF 200,000 – 240,000 SQUARE FEET IS PROGRAMMED FOR THE CIVIL DISTRICT COURTS.

REHABILITATION OF MUNICIPAL AUDITORIUM'S 1930'S BEAUX ARTS STYLE BUILDING EXTERIOR AND MAINTAINING THE BUILDING AS A CULTURAL LANDMARK IS AN IMPORTANT COMPONENT FOR THIS ANALYSIS. THE THREE CONCEPTS PRESENTED ALL INCLUDE RESTORATION OF THE AUDITORIUM EXTERIOR AND MAINTAINING ITS RELATIONSHIP TO CONGO SQUARE, THE SURROUNDING ARMSTRONG PARK AND THE TREMÉ AND FRENCH QUARTER NEIGHBORHOODS. THE ANNEX OF THE MUNICIPAL AUDITORIUM, ALTHOUGH PART OF THE ORIGINAL CONSTRUCTION, HAS BEEN SIGNIFICANTLY MODIFIED OVER TIME. THE EXTERIOR OF THE ANNEX WAS REDONE AND A COVERED DRIVE-THROUGH AND BRIDGE WERE ADDED IN THE 1990'S. PRESERVING OR RESTORING THE ANNEX IS NOT PART OF THE CURRENT CONCEPTUAL DESIGNS WHERE THE PROGRAM SQUARE FOOTAGE FOR CITY HALL IS IN THE MAIN BUILDING OF THE MUNICIPAL AUDITORIUM. IT CAN BE PRESERVED IN THE CIVIL DISTRICT COURTS CONCEPT, AS THAT PROGRAM IS NOT AS LARGE. THE HISTORIC SITE ANALYSIS INCLUDED OUTLINES THE SITE ORIGINS AND EVOLUTION TO PRESENT DAY.

AT ITS' INCEPTION, THE SITE OF MUNICIPAL AUDITORIUM WAS CHOSEN IN PART BECAUSE IT REPRESENTED THE "HEART OF THE CITY". THE CITY OF NEW ORLEANS IS NOW DETERMINING WHETHER RELOCATING CITY HALL AND / OR THE CIVIL DISTRICT COURTS TO THIS SITE WILL KEEP WITH THE CHARACTER OF THIS CULTURAL LANDMARK. AS THE BUILDING HAS REMAINED VACANT SINCE HURRICANE KATRINA IN 2005, BRINGING IT BACK TO LIFE IS THE CITY'S INTENTION.

A TRAFFIC AND PARKING IMPACT STUDY WAS COMMISSIONED AS PART OF THE SITE ANALYSIS. ALTHOUGH THE MUNICIPAL AUDITORIUM SITE IS CAPABLE OF HANDLING LARGE EVENTS, THE DAILY IMPACT ON THE NEIGHBORHOOD WITH THIS PROPOSED NEW FUNCTIONAL PROGRAM NEEDS TO BE CAREFULLY CONSIDERED. ALMOST 1,400 NEW PARKING SPACES ARE ALLOCATED FOR CITY HALL, INCLUDING FLEET VEHICLES. CIVIL DISTRICT COURT PARKING SPACE ALLOCATION IS ABOUT 350. MAHALIA JACKSON CURRENTLY HAS A 700-SPACE PARKING CAPACITY ON SITE. DUE TO THE LARGE VOLUME OF PARKING SPACES AND LACK OF SURFACE AREA, A COVERED, MULTI-STORY PARKING GARAGE IS REQUIRED TO ACCOMMODATE THE VARIOUS PROGRAM REQUIREMENTS. ALL CONCEPTS PRESENTED INCLUDE 2,450 PARKING SPACES MINIMUM.

PER THE NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE (2015), THE ZONING FOR THIS SITE IS DESIGNATED AS A REGIONAL OPEN SPACE DISTRICT (OS-R). WITH THIS ZONING DESIGNATION, THERE IS A 50'-0" HEIGHT RESTRICTION AND 35'-0" SETBACK FROM LOT LINES. IN CONVERSATIONS WITH THE CITY'S PLANNING COMMISSION, IT WAS DISCUSSED THAT AN ADDITION DIRECTLY ATTACHED TO THE MUNICIPAL AUDITORIUM COULD BE TALLER THAN 50'-0" DUE TO THE 96'-0" HEIGHT OF THAT EXISTING BUILDING. CONCEPTS FOR CITY HALL THAT OCCUPY THE MUNICIPAL AUDITORIUM BUILDING UTILIZE THIS POSSIBILITY OUTLINED BY THE PLANNING COMMISSION AND INDICATE HEIGHTS TALLER THAN THE 50'-0" RESTRICTION.

ANOTHER ZONING CONSIDERATION IS THE DESIGNATION OF A PLANNED DEVELOPMENT. IF IT IS POSSIBLE TO INCLUDE THIS SITE AS A PLANNED DEVELOPMENT IN THE ZONING MASTER PLAN, THERE MAY BE OPPORTUNITIES TO INCREASE THE HEIGHT RESTRICTION. CRITERIA FOR PLANNED DEVELOPMENTS MUST MEET THE CITY THRESHOLDS OF APPLICABILITY AND GO THROUGH DESIGN REVIEW AND APPROVAL. THIS PROCESS MIRRORS THAT OF A CONDITIONAL USE, AND REQUIRES PUBLIC HEARINGS, PLANNING COMMISSION AND CITY COUNCIL APPROVAL.

PENDING FINAL CONFIRMATION OF ZONING CRITERIA, INDICATION IS MADE IN THE VARIOUS CONCEPTS TO GRAPHICALLY DEPICT WHAT FITS ABOVE AND BELOW THE CURRENT 50'-0" HEIGHT RESTRICTION.

THIS ANALYSIS OF THE SITE ALSO INCLUDES COMMENTARY ON SITE UTILITIES. ALL SCHEMES PROPOSE THE USE OF THE NEW PARKING GARAGE STRUCTURE TO ACCOMMODATE AN 8,000 SQUARE FOOT CENTRAL PLANT TO SERVE THE ENTIRE SITE. STORMWATER MANAGEMENT STRATEGIES AND RECOMMENDATIONS TO IMPROVE THE SITE ARE INCLUDED IN THE ANALYSIS.

APPENDIX C

CONCEPT 1

CONCEPT 1 LOCATES THE CITY HALL PROGRAM INSIDE THE MUNICIPAL AUDITORIUM AND DIRECTLY ADJACENT. THE FAÇADE AND ROOF OF THE ORIGINAL BUILDING ARE TO REMAIN AND BE RESTORED. WITHIN THE EXISTING STRUCTURE, FOUR FLOORS PLUS A MEZZANINE WILL BE BUILT OUT TO ACCOMMODATE APPROXIMATELY 200,000 SQUARE FEET OF PROGRAMMED SPACE. NEW CONSTRUCTION WILL OCCUR WHERE THE EXISTING ANNEX BUILDING NOW ABUTS THE HISTORIC MUNICIPAL AUDITORIUM. TWO LEVELS OF PARKING GARAGE AND THREE LEVELS OF OFFICE SPACE WILL BE SLIGHTLY STEPPED BACK FROM THE FAÇADE TO ALLOW FOR NATURAL LIGHT INTO THESE SPACES AND TO NOT DETRACT FROM THE HISTORIC FABRIC OF THE AUDITORIUM BUILDING.

IN THIS SCHEME, THE PUBLIC ENTRY TO CITY HALL IS ALONG THE EXISTING PEDESTRIAN PROMENADE AT ST. ANN STREET, WHICH WILL BE EXTENDED TO SERVE THE NEW PARKING STRUCTURE AT THE BACK OF THE SITE. THE CANOPY AT THIS ENTRANCE WILL BE REDESIGNED TO BETTER INDICATE THIS LOCATION AS THE MAIN PUBLIC ENTRANCE. THE SPACES HOUSED WITHIN THE EXISTING FOOTPRINT OF THE AUDITORIUM WILL BE DESIGNATED FOR HIGHLY TRAFFICKED PROGRAM ELEMENTS SUCH AS THE CAFETERIA AND PUBLIC ASSEMBLY ROOM AND FOR OFFICES THAT REQUIRE SIGNIFICANT PUBLIC INTERFACE, SUCH AS THE REGISTRAR OF VOTERS AND CIVIL SERVICE COMMISSION.

THIS SCHEME AIMS TO PRESERVE LARGE PORTIONS OF THE EXISTING CONCERT HALL SIDE OF THE AUDITORIUM SPACE FOR USE AS PUBLIC GATHERING SPACE AND CITY COUNCIL CHAMBERS. THE SKYLIGHTS IN THE ROOF OF BOTH SIDES OF THE AUDITORIUM WILL BE RESTORED TO PROVIDE NATURAL LIGHT TO THE INTERIOR. TO MAXIMIZE THIS BORROWED LIGHT, THE NEW FLOOR PLATES CUT OUT AN INTERIOR ATRIUM FROM THE CEILING TO GROUND FLOOR.

CONNECTED BY A SKYBRIDGE ON TWO LEVELS OVER ESSENCE WAY, THE REMAINING PROGRAM OF CITY HALL WILL BE 7-STORIES AND 250,000 SQUARE-FEET OF NEW CONSTRUCTION, REACHING ABOUT 90 FEET IN HEIGHT. THIS PORTION OF CITY HALL WILL BE MADE UP OF OFFICE SPACE AND OTHER PROGRAM THAT REQUIRES MORE PRIVACY AND SECURITY FROM THE PUBLIC. WHILE THE MAIN EMPLOYEE AMENITY SPACES ARE MEANT TO BE GROUPED WITH THE OTHER MORE PUBLIC NODES IN THE HISTORIC BUILDING, THIS STRUCTURE WILL PROVIDE MUCH OF THE SMALLER AND DEPARTMENT-SPECIFIC AMENITIES.

PRIMARY VEHICULAR TRAFFIC ON THE SITE IS LOCATED WHERE MARAIS STREET BISECTS THE SITE. THIS THREE-LANE ROAD WILL SERVE AS BOTH PRIMARY ENTRANCE AND PRIMARY EXIT FROM THE SITE. SECONDARY AND OVERFLOW VEHICULAR ACCESS IS CONSTRUCTED WITH PERMEABLE PAVING AND IS LOCATED ALONG ESSENCE WAY AND THE PORTION OF ST. ANN STREET ALONGSIDE THE MAHALIA JACKSON THEATER. ADDITIONAL VEHICLE EXITS FROM THE SITE FOR USE DURING EVENTS AND PEAK TRAVEL TIMES WILL OPEN ONTO N. VILLERE AND ST. PHILLIP STREET.

WHEREAS VEHICULAR TRAFFIC IS INTENDED TO DELIVER CONSTITUENTS TO AND FROM THE SITE, PEDESTRIAN TRAFFIC IS MEANT TO BE THE PRIMARY MEANS OF TRANSPORT THROUGHOUT THE SITE. SEVERAL SITE IMPROVEMENTS ARE INDICATED IN THIS SCHEME IN ORDER TO ENCOURAGE THIS.

LOCATED ADJACENT TO THE MAHALIA JACKSON THEATER ON ST. PHILLIP STREET, THE NEW 200,000 SQUARE FOOT CIVIL DISTRICT COURT BUILDING WILL LOOK OUT OVER ARMSTRONG PARK AND BE ACCESSED VIA THE IMPROVED PEDESTRIAN WALKWAY ALONG ESSENCE WAY. THE MORE PUBLIC PROGRAM AND OTHER OFFICES WILL BE LOCATED ON THE FIRST FIVE FLOORS FACING THE PARK, WHILE THE LARGER VOLUMES OF THE COURT FACILITIES WILL BE ATOP A FIVE-STORY PARKING GARAGE THAT ALSO SHARES THIS SITE.

A TOTAL OF 2619 PARKING SPACES WILL BE ACCOMMODATED ON THIS SITE, FOR USE BY CITY HALL STAFF, FLEET VEHICLES, CIVIL DISTRICT COURT STAFF, AND ALL VISITORS TO THE SITE EITHER FOR THE NEW GOVERNMENTAL OFFICES OR FOR THE EXISTING MAHALIA JACKSON THEATER. THE MAIN PARKING GARAGE WILL INCLUDE APPROXIMATELY 8000 SQUARE FEET FOR THE SITE'S CENTRAL PLANT.

MANY OF THESE PARKING SPACES AND A SIGNIFICANT PORTION OF THE CIVIL DISTRICT COURTS' SQUARE FOOTAGE EXCEED THE FIFTY-FOOT HEIGHT LIMIT ZONED FOR THE SITE. UNDER THIS REQUIREMENT, THE SITE ACCOMMODATES ONLY 2,064 OF THE 2619 PARKING SPACES AND ONLY 60,720 OF THE TOTAL 200,000 SQUARE FEET OF CIVIL DISTRICT COURT SPACE IN ONCE SCALED BACK OPTION. CONVERSELY, MORE COURT SPACE AND LESS PARKING IS ANOTHER OPTION TO KEEP WITHIN THE 50'-0" HEIGHT LIMIT IF NO ZONING VARIANCES ARE PURSUED.

APPENDIX C

SITE PLAN - CONCEPT 1

1 ARMSTRONG PARK

2 CONGO SQUARE

3 MAHALIA JACKSON THEATER

4 PUMP STATION

MUNICIAL AUDITORIUM - CITY HALL
RESTORE EXTERIOR, REUSE PORTIONS OF INTERIOR
TOTAL SF: 450,820 SF

5A EXISTING BUILDING RENOVATION SF: 200,820 SF | 96 FT HT |5 STORIES
5B NEW CONSTRUCTION SF: 250,000 SF | 90 FT HT | 7 STORIES

6 CIVIL DISTRICT COURT
200,000 SF | 85 FT HT | 7 STORIES

7A PARKING - 2619 TOTAL SPACES
PARKING GARAGE A - 205 CARS | 24 FT HT
CARS BELOW 50 FT: 205 CARS

7B PARKING GARAGE B - 1249 CARS | 85 FT HT
CARS BELOW 50 FT: 694 CARS
CARS ABOVE 50 FT: 555 CARS

7C PARKING GARAGE C - 1165 CARS* | 55 FT HT
CARS BELOW 50 FT: 1165 CARS

* ACCOUNTS FOR 8000 SF FOR CENTRAL PLANT INSIDE GARAGE.
REFER TO NARRATIVE FOR FURTHER INFORMATION.

APPENDIX C

SITE PLAN - CONCEPT 1

1 ARMSTRONG PARK

2 CONGO SQUARE

3 MAHALIA JACKSON THEATER

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VEHICULAR ACCESS

BIKE / PEDESTRIAN ACCESS

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APPENDIX C

SOUTH AXONOMETRIC - CONCEPT 1

1 ARMSTRONG PARK

2 CONGO SQUARE

3 MAHALIA JACKSON THEATER

4 PUMP STATION

MUNICIAL AUDITORIUM - CITY HALL
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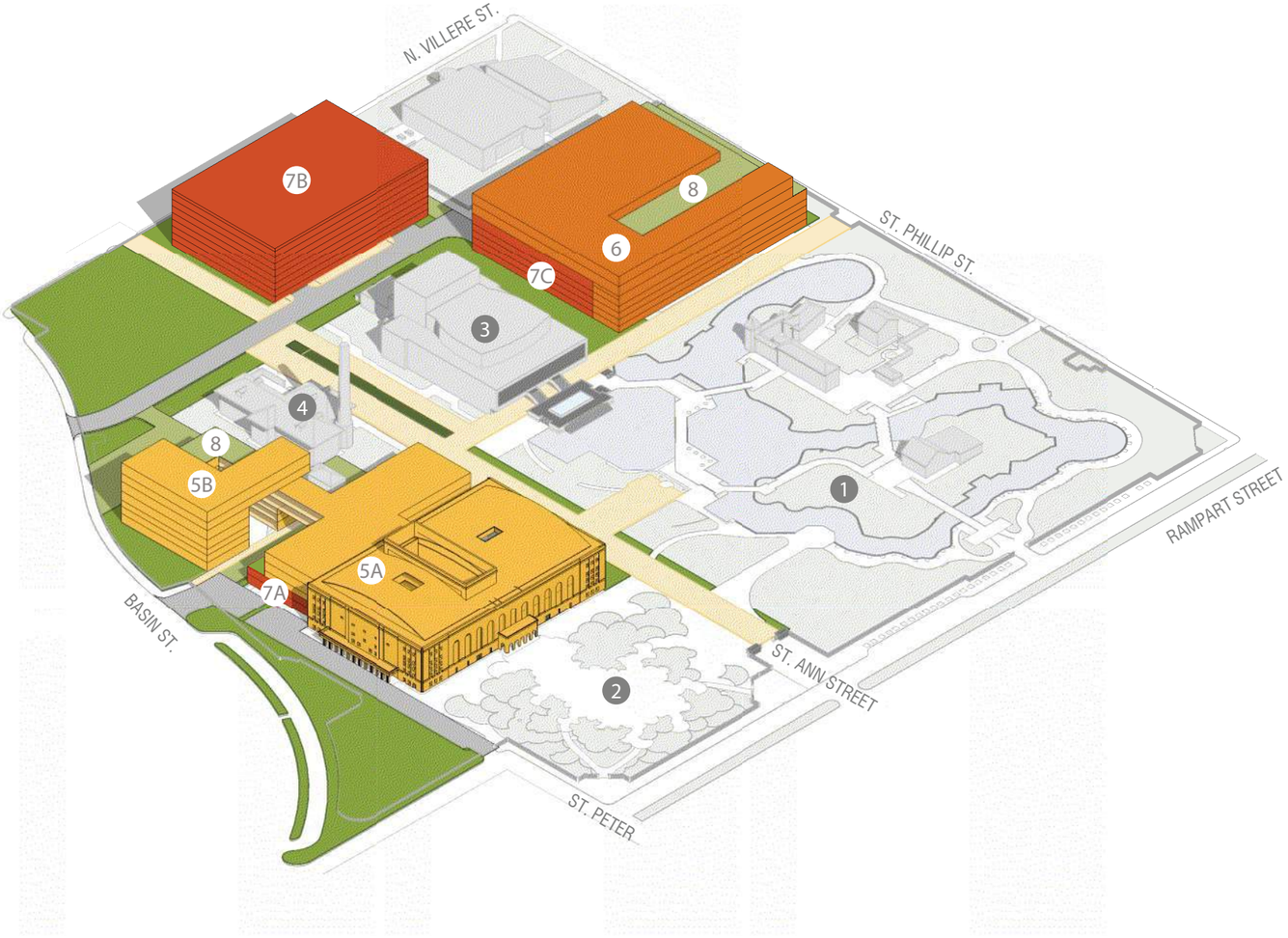

APPENDIX C

EAST AXONOMETRIC - CONCEPT 1

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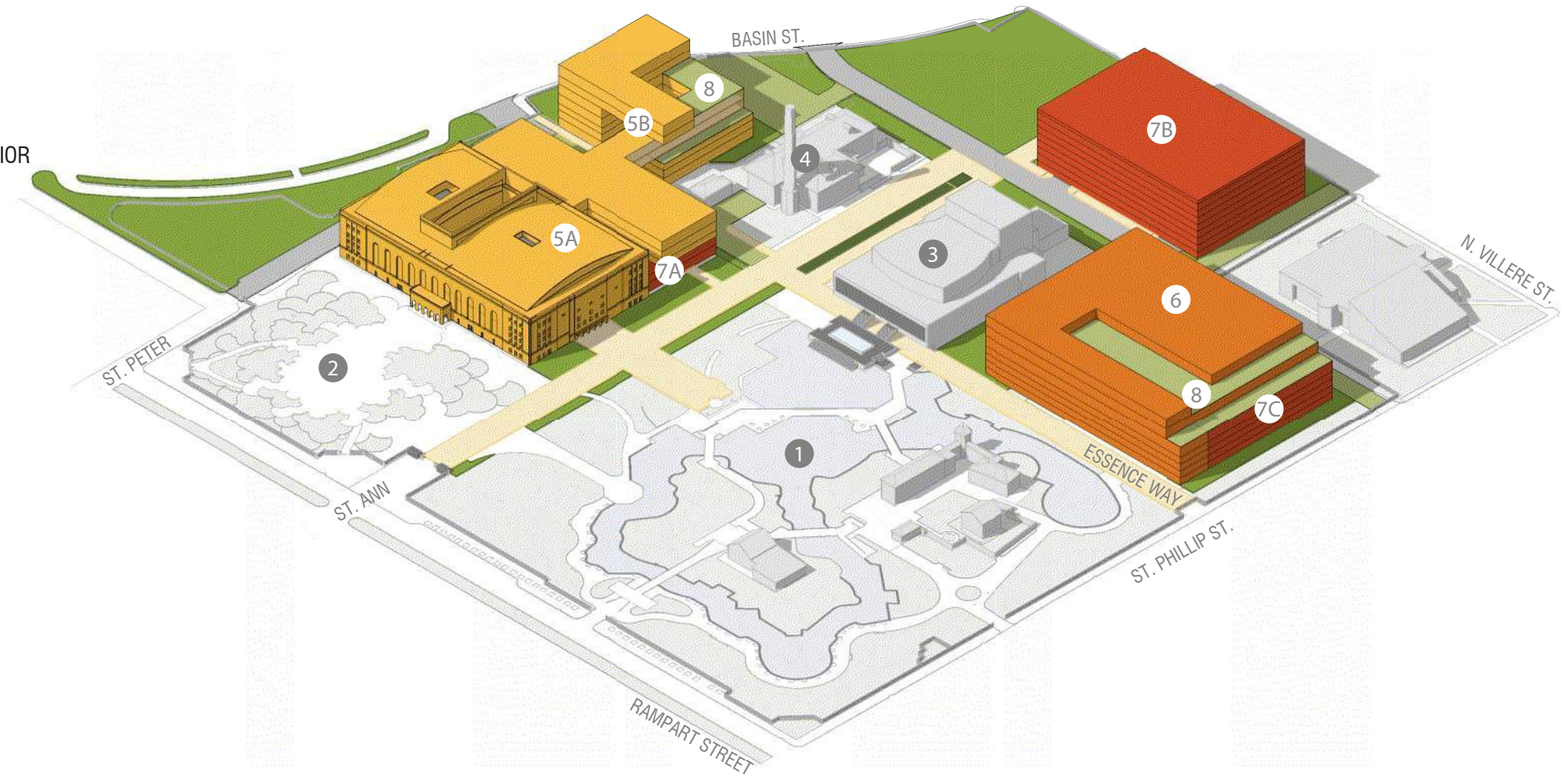
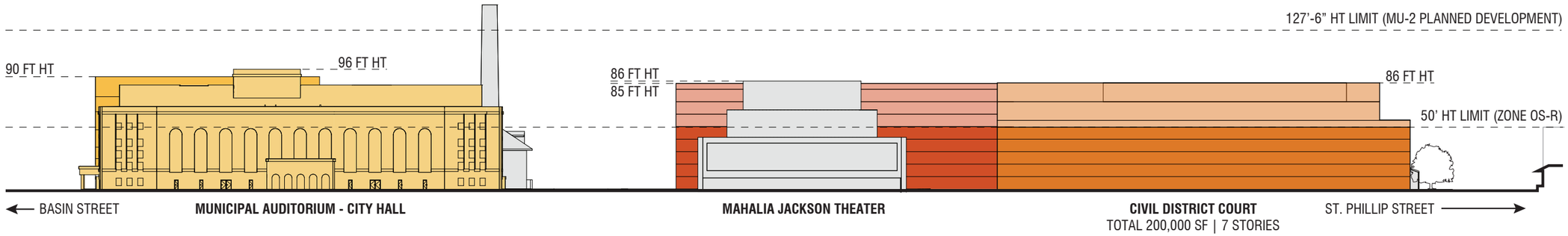
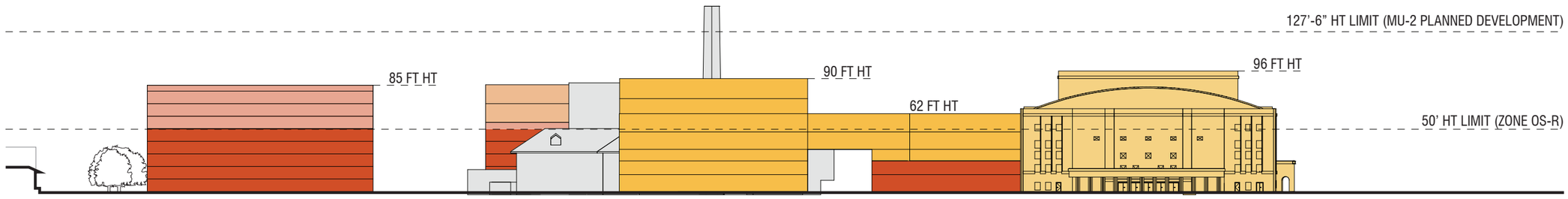


APPENDIX C

SITE ELEVATIONS - CONCEPT 1





CONCEPT 2

CONCEPT 2 CONSIST OF RESTORING THE EXTERIOR FAÇADE OF THE MUNICIPAL AUDITORIUM WHILE COMPLETELY RE-PURPOSING THE INTERIOR OF THE MAIN AUDITORIUM SPACES AND DEMOLISHING THE EXISTING ANNEX TO REBUILD FOR THE REQUIRED CITY HALL PROGRAM NEEDS. THE CONCEPT ALSO INCLUDES A NEW 204,000 SF CIVIL DISTRICT COURT AND PARKING TO ACCOMMODATE THE SITE.

THE PRIMARY CIRCULATION AND ORIENTATION OF THE NEW CITY HALL IS PULLED FROM THE STRONG ALIGNMENT THE BUILDING HAS TO ORLEANS STREET WHICH IS ANCHORED BY THE ST. LOUIS CATHEDRAL. THIS PATHWAY IS EMPHASIZED THROUGH THE PLACEMENT OF A NEW ATRIUM CUTTING THROUGH THE EXISTING MUNICIPAL AUDITORIUM WHICH ACTS AS A CONNECTOR AND THE BUILDING'S PRIMARY ENTRANCE FROM CONGO SQUARE TO ESSENCE WAY. THIS AXIS ALSO NECESSITATES A NEW ENTRANCE TO CONGO SQUARE TO ALIGN WITH THE NEW ATRIUM AND ENTRANCE. THE OVERALL RENOVATED AND INFILLED SQUARE FOOTAGE OF THE AUDITORIUM BUILDING IS 264,400 SQUARE FEET. THIS CONSISTS OF 4 STORIES AT 96'-0" HIGH. NEW CONSTRUCTION IS PLANNED FOR THE BACK PORTION OF THE BUILDING WHERE THE ORIGINAL ANNEX WAS LOCATED TOTALING AT 193,000 SF. THE NEW CONSTRUCTION PORTION CONSISTS OF 9 STORIES AT 109'-0" HIGH. THIS BRINGS THE TOTAL SQUARE FOOTAGE OF CITY HALL TO 457,400 SF. DUE TO THE NEW CONSTRUCTION ADDITION BEING TIED INTO THE MUNICIPAL AUDITORIUM THE OVERALL HEIGHT COULD EXCEED THE 50'-0" ZONING HEIGHT RESTRICTION FOR THE CURRENT ZONING DESIGNATION (ZONE OS-R)'PENDING APPROVAL OF THE CITY PLANNING COMMISSION.

THE GROUND FLOOR PROGRAM OF CITY HALL IS FOCUSED ON ACCOMMODATING HIGHLY PUBLIC AREAS SUCH AS COUNCIL CHAMBERS AND REGISTRAR OF VOTERS. WITH THE ADDITION OF NATURAL LIGHT BEING PULLED IN FROM THE ATRIUM, THE PUBLIC ASSEMBLY SPACE AND CAFETERIA IS ALSO TO BE LOCATED ON THE GROUND FLOOR. THE NEW ADDITION WILL HOUSE THE MAYOR'S SUITE AND ANY OTHER PROGRAM THAT CANNOT BE ACCOMMODATED IN THE ORIGINAL FOOTPRINT OF THE MUNICIPAL AUDITORIUM.

THE CIVIL DISTRICT COURT (CDC) IS TO BE LOCATED IN BETWEEN MAHALIA JACKSON THEATER AND N. VILLERE STREET WITH THE MAIN ENTRANCE FACING ST. ANN STREET. THE CDC IS PROGRAMMED TO BE 204,000 SF AND IS 78'-0" HIGH AT 6 STORIES. OF THE TOTAL SQUARE FOOTAGE, 142,800 SF IS BELOW THE 50'-0" HEIGHT RESTRICTION LEAVING 61,200 SF ABOVE THE LIMIT. THE UPPER FLOOR OF THE BUILDING STEPS BACK FROM THE N. VILLERE STREET TO RESPECT THE SCALE OF THE RESIDENTIAL NEIGHBORHOOD THAT OUTLINES THE PERIMETER OF THE OVERALL SITE. A PORTION OF THE ROOF THAT FACES N. VILLERE AND ST. ANN IS DEDICATED AS A GREEN ROOF TO SUPPORT WATER MANAGEMENT EFFORTS.

LOCATED OFF ST. PHILIP STREET AND DUMAINE STREET IS THE MAIN PARKING GARAGE THAT ACCOMMODATES 2502 CARS AT 10 STORIES TALL TOTALING 105'-0". HALF OF THE TOTAL SPARKING SPACES (1251) (5 STORIES TALL) ARE BELOW THE 50'-0" HEIGHT RESTRICTION SET BY THE CURRENT RESIDENTIAL ZONE OS-R. THE OTHER HALF IS ABOVE THE CURRENT ZONING LIMIT. THIS PARKING GARAGE WILL INCLUDE APPROXIMATELY 8000 SF FOR THE SITE'S CENTRAL PLANT. THE MAIN ENTRANCE OF THE GARAGE FACES DUMAINE STREET THAT OPENS TO THE DIRECTION OF THE SITE'S MAIN TRAFFIC FLOW. AN ADDITIONAL 100 SPACE SURFACE PARKING LOT IS LOCATED BEHIND CITY HALL TO FACILITATE IMMEDIATE ACCESS TO THE BUILDING.

APPENDIX C

PROJECT SITE- CONCEPT 2

1 ARMSTRONG PARK

2 CONGO SQUARE

3 MAHALIA JACKSON THEATER

4 PUMP STATION

MUNICIPAL AUDITORIUM- CITY HALL
RESTORE EXTERIOR, DEMO AND REBUILD INTERIOR
TOTAL SF: 457,400 SF

5A EXISTING BUILDING RENOVATION SF: 264,400 SF | 96 FT HT | 4 STORIES

5B NEW CONSTRUCTION SF: 193,000 SF | 109 FT HT | 9 STORIES

6 CIVIL DISTRICT COURT
204,042 SF | 78 FT HT | 6 STORIES

PARKING - 2502 TOTAL SPACES

7A PARKING GARAGE - 2,402 CARS* | 105 FT HT | 10 STORIES
CARS BELOW 50 FT: 1251 CARS
CARS ABOVE 50 FT: 1251 CARS

7B SURFACE PARKING LOT - 100 CARS

*ACCOUNTS FOR 8000 SF FOR CENTRAL PLANT INSIDE GARAGE.
REFER TO THE DESIGN NARRATIVE FOR ADDITIONAL INFORMATION.

APPENDIX C

PROJECT SITE- CONCEPT 2

1 ARMSTRONG PARK

2 CONGO SQUARE

3 MAHALIA JACKSON THEATER

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9 PERMEABLE PAVING

10 PEDESTRIAN

SERVICE ACCESS

VEHICULAR ACCESS

BIKE ACCESS

MAIN ENTRANCE

*ACCOUNTS FOR 8000 SF FOR CENTRAL PLANT INSIDE GARAGE.
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APPENDIX C

WEST AXONOMETRIC - CONCEPT 2

1 ARMSTRONG PARK

2 CONGO SQUARE

3 MAHALIA JACKSON THEATER

4 PUMP STATION

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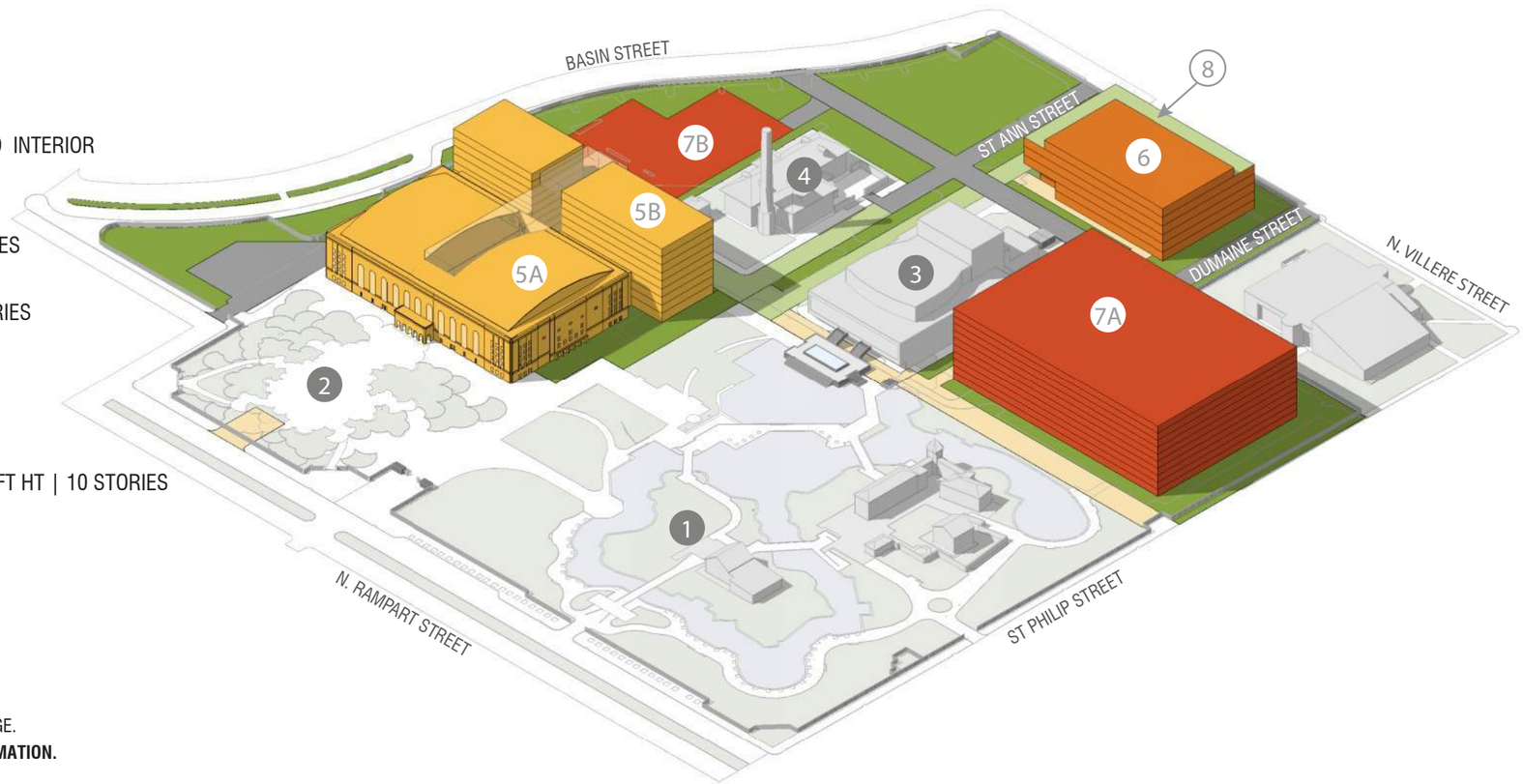
8 GREEN ROOF



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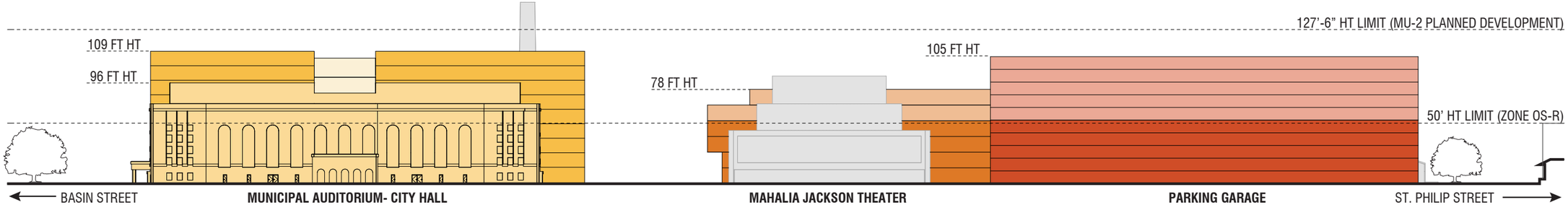
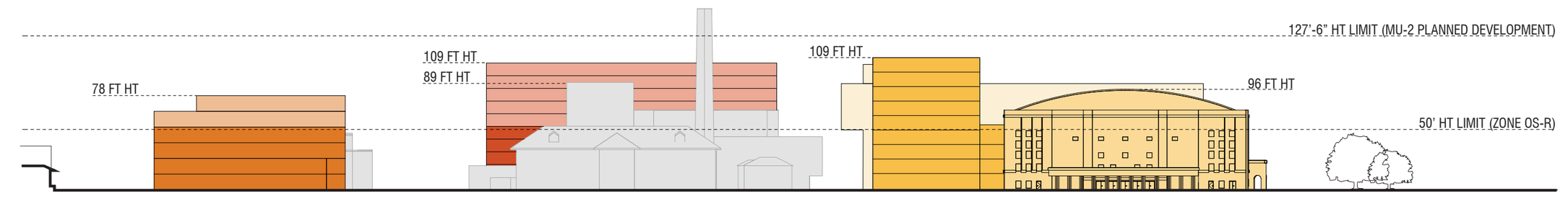
APPENDIX C

SITE ELEVATIONS- CONCEPT 2





REFER TO THE DESIGN NARRATIVE FOR ADDITIONAL INFORMATION.

CONCEPT 3

CONCEPT 3, SIMILAR TO CONCEPT 2, CONSISTS OF RESTORING THE EXTERIOR FAÇADE OF THE MUNICIPAL AUDITORIUM WHILE COMPLETELY RE-PURPOSING THE INTERIOR OF THE MAIN AUDITORIUM SPACE. THE DIFFERENCE IS THAT THE ENTIRE BUILDING, INCLUDING THE ANNEX, WILL BE REPURPOSED TO ACCOMMODATE THE CIVIL DISTRICT COURT PROGRAM CONSISTING OF 240,000 SQUARE FEET. CITY HALL WILL BE A TOTALLY NEW 450,000 SQUARE FOOT BUILDING. AS IN OTHER SCHEMES,HE CONSTRUCTION OF A NEW PARKING GARAGE FOR THE CAMPUS OCCUPANTS AND VISITORS AND OTHER SITE IMPROVEMENTS ARE INCLUDED.

THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE PUBLIC ENTRANCES ALONG BASIN STREET FOR BOTH CITY HALL AND CIVIL DISTRICT COURTS. THE EXISTING ENTRANCE FOR ARMSTRONG PARK AND CONGO SQUARE WILL BE MODIFIED FOR SECONDARY PUBLIC ACCESS TO THE BUILDINGS AND PARKS. THE MODIFIED SITE WILL UTILIZE THE EXISTING LANDSCAPING ADJACENT TO THE CIVIL DISTRICT COURT ALONG BASIN STREET. THERE WILL BE A NEW PRIMARY PUBLIC ENTRY PAVILION AT BASIN STREET AND N. VILLERE STREET LEADING TO THE NEW CITY HALL BUILDING. THE EXISTING ROADWAYS WILL BE MODIFIED TO PROVIDE FOR THREE LANES OF VEHICULAR TRAFFIC AND ON STREET PARKING. IN ADDITION, THE DESIGN INCLUDES MODIFIED PEDESTRIAN AND BICYCLE PATHWAYS TO CONNECT THE VARIOUS BUILDINGS ON THE CAMPUS.

THE CONCEPT WILL MODIFY THE EXTERIOR OF THE BUILDING BY REMOVING THE ENTRANCE CANOPIES ALONG ST. PETER STREET AND ST. ANN STREET. THE CONCEPT WILL ALSO REMOVE THE ADDED “DRIVE THROUGH” BUILDING AND MECHANICAL SCREEN ALONG ESSENCE WAY. THE MAIN AUDITORIUM AND BUILDING ANNEX WILL REMAIN AND BE RENOVATED / REPURPOSED FOR THE COURT PROGRAM. THE EXTERIOR RENOVATIONS INCLUDE THE RESTORATION OF THE WINDOWS IN THE ANNEX TO PROVIDE MORE NATURAL LIGHT IN THE COURT; MODIFICATIONS TO THE MAIN AUDITORIUM ROOF FOR ADDITIONAL COURT PROGRAMMING; AND THE MODIFICATION OF THE ANNEX MECHANICAL SCREEN TO CONCEAL THE ROOFTOP MECHANICAL EQUIPMENT. THE TOTAL BUILDING HEIGHT FOR THE CIVIL DISTRICT COURT WILL BE 98’-0”. THE INTERIOR OF THE BUILDING WILL CONSIST OF FOUR STORIES IN THE MAIN AUDITORIUM PORTION OF THE BUILDING AND TWO STORIES IN THE ANNEX.

THE NEW CITY HALL BUILDING WILL BE A 10-STORY BUILDING WITH A TOTAL HEIGHT OF 127’-6”. THIS BUILDING WILL INCLUDE A TOTAL OF 450,000 SQUARE FEET LOCATED AT THE CORNER OF BASIN STREET AND N. VILLERE STREET ADJACENT TO THE NEW MAIN ENTRY PAVILION. THE BUILDING ENTRANCE WILL INCLUDE A COVERED PROTECTED FEATURE. THE FIRST AND SECOND FLOORS OF THE BUILDING WILL INCLUDE SECURITY ENTRANCES AND THE HIGH TRAFFIC PUBLIC FACING PROGRAM ELEMENTS. THE THIRD AND FOURTH FLOORS WILL INCLUDE MORE MODERATE LEVELS OF PUBLIC ACCESS AND SHARED PROGRAM AREAS INCLUDING MEETING ROOMS AND PUBLIC SPACES. THE FIFTH FLOOR WILL INCLUDE SPECIFIC PROGRAMMATIC REQUIREMENTS THAT ARE MORE RESTRICTIVE TO THE PUBLIC. THIS FLOOR WILL INCLUDE A LARGE OUTDOOR TERRACE THAT IS SHADED AND IS PARTIALLY PROTECTED FROM WEATHER ELEMENTS. THE REMAINING UPPER FLOORS WILL INCLUDE PROGRAMMATIC REQUIREMENTS THAT ARE MORE RESTRICTIVE. THESE FLOORS WILL BE STEPPED BACK FROM THE PROPERTY LINES AND PROVIDE A SMALLER BUILDING TOWER.

THE PROPOSED PARKING GARAGE IS LOCATED BETWEEN MAHALIA JACKSON THEATER AND ST. PHILLIP STREET. THE PARKING GARAGE WILL BE 12 LEVELS AT 110’-0” AND CONSIST OF 2,566 PARKING SPACES. THE PARKING GARAGE WILL CONSIST OF 1,283 PARKING SPACES AT 50’-0” FEET AND 1,283 PARKING SPACES BETWEEN 50’-0” AND 110’-0”. THE PARKING GARAGE WILL INCLUDE APPROXIMATELY 8,000 SQUARE FEET FOR SITE’S CENTRAL PLANT. THERE WILL AN OFF-STREET PARKING LOT ADJACENT TO THE CIVIL DISTRICT COURT WITH A TOTAL OF 50 PARKING SPACES. THE TOTAL ON-SITE PARKING SPACE COUNT IS 2,616.

AS IN ALL CONCEPTS, THE CURRENT ZONING OF OS-R HAS A HEIGHT RESTRICTION OF 50’-0”. ACCOMMODATING THE PROPOSED BUILDING HEIGHTS AND PARKING COUNT WOULD REQUIRE SOME ZONING ADJUSTMENTS TO EXCEED THIS HEIGHT LIMIT.

APPENDIX C

PROJECT SITE - CONCEPT 3

1. ARMSTRONG PARK
2. CONGO SQUARE
3. MAHALIA JACKSON THEATER
4. PUMP STATION
5. CITY HALL
   450,000 | 127 FT HT| 10 STORIES
6. MUNICIPAL AUDITORIUM - CIVIL DISTRICT COURT
   RESTORE EXTERIOR AND RENOVATE INTERIOR
   240,000 | 98 FT HT | 4 STORIES
7A. PARKING - 2,616 TOTAL SPACES
   PARKING GARAGE - 2,566 CARS* | 110 FT HT | 12 STORIES
   CARS BELOW 50 FT: 1,283 CARS
   CARS ABOVE 50 FT: 1,283 CARS
7B. SURFACE PARKING LOT - 50 CARS

*ACCOUNTS FOR 8000 SF FOR CENTRAL PLANT INSIDE GARAGE.
REFER TO THE DESIGN NARRATIVE FOR ADDITIONAL INFORMATION.

APPENDIX C

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8. NEW LANDSCAPING + WATER MANAGEMENT
9. PEDESTRIAN

SERVICE ACCESS

VEHICULAR ACCESS

BIKE ACCESS

MAIN ENTRANCE

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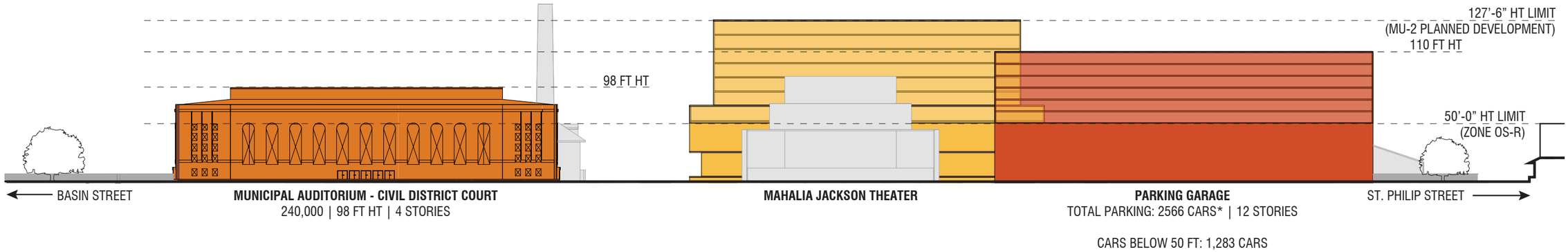
4. PUMP STATION
5. CITY HALL
   450,000 | 127 FT HT| 10 STORIES
6. MUNICIPAL AUDITORIUM - CIVIL DISTRICT COURT
   RESTORE EXTERIOR AND RENOVATE INTERIOR
   240,000 | 98 FT HT | 4 STORIES
7A. PARKING - 2,616 TOTAL SPACES
   PARKING GARAGE - 2,566 CARS* | 110 FT HT | 12 STORIES
   CARS BELOW 50 FT: 1,283 CARS
   CARS ABOVE 50 FT: 1,283 CARS
7B. SURFACE PARKING LOT - 50 CARS
8. NEW LANDSCAPING + WATER MANAGEMENT
9. PEDESTRIAN

*ACCOUNTS FOR 8000 SF FOR CENTRAL PLANT INSIDE GARAGE.
REFER TO THE DESIGN NARRATIVE FOR ADDITIONAL INFORMATION.

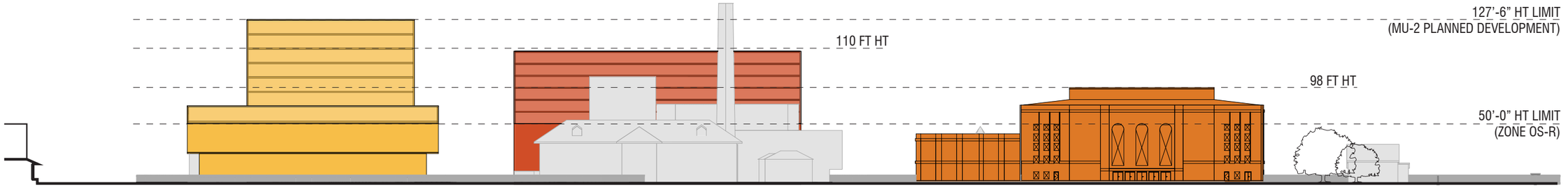
APPENDIX C

SITE ELEVATION - CONCEPT 3



SURFACE PARKING LOT
TOTAL PARKING: 50 CARS

*ACCOUNTS FOR 8000 SF FOR CENTRAL PLANT INSIDE GARAGE



REFER TO THE DESIGN NARRATIVE FOR ADDITIONAL INFORMATION.

APPENDIX C.1

ORIGINAL ARCHITECTURAL DIAGRAMS

MEETING WITH STATE HISTORIC TAX CREDIT REPRESENTATIVES ON THE SITE REVEALED THEIR STRONG OPINION THAT SUBSTANTIAL PARTS OF THE EXISTING AUDITORIUM WOULD NEED TO BE RETAINED WITH THE AUDITORIUM'S ORIGINAL INTENDED USE IN ORDER TO BE VIEWED FAVORABLY FOR TAX CREDITS. IN ORDER TO QUALIFY, THE RENOVATION WOULD NEED TO MEET THE SECRETARY OF INTERIOR STANDARDS FOR HISTORIC PRESERVATION. IT WOULD BE IMPORTANT TO PRESERVE THE CHARACTER-DEFINING ELEMENTS OF THE ORIGINAL STRUCTURE; WHICH IS THE USE AS AN AUDITORIUM. PER THE ORIGINAL DESIGN OF THE BUILDING, IT WAS INTENDED TO BE USED EITHER AS ONE LARGE SPACE, OR AS TWO DISTINCT VENUES; A CONCERT HALL AND AN AUDITORIUM SIDE. IN EVALUATING HOW MUCH TO PRESERVE VS. THE ABILITY TO FIT IN THE REQUIRED PROGRAM ELEMENTS, IT WAS DECIDED TO PRESERVE THE ENTIRE CONCERT HALL SIDE OF THE AUDITORIUM. THE CONCERT HALL SIDE WOULD BE RE-PURPOSED TO HOUSE THE CITY COUNCIL CHAMBER. THE AUDITORIUM SIDE OF THE BUILDING WOULD BE PROGRAMMED WITH CITY HALL'S MOST PUBLIC FACING DEPARTMENTS. THE SECOND AND FOURTH FLOORS OF THE OPEN AUDITORIUM WOULD BE INFILLED, LEAVING A LARGE CUT OUT TO ALLOW THE LIGHT FROM THE EXISTING SKYLIGHT FEATURE TO REACH DOWN TO THE GROUND FLOOR SPACE. MUCH OF THE DEFINING HISTORIC FEATURES ON THE AUDITORIUM SIDE, WITH THE EXCEPTION OF THE TIERED SEATING AREAS, ARE INTENDED TO BE PRESERVED. THE CURVED PLASTER CEILING, THE INSCRIBED CORNICE, THE ENTRANCE LOBBIES, THE BARREL-VAULTED PLASTER CORRIDORS, THE ORGAN CHAMBERS AND OTHER SIGNIFICANT DETAILS WOULD BE RESTORED.

THE TWO-STORY ANNEX WHICH HAS BEEN SIGNIFICANTLY ALTERED OVER THE YEARS WOULD BE RESTORED TO THE ORIGINAL 1928 DESIGN INTENT. THE OVERHEAD WALKWAY AND OTHER ADDITIONS TO THE EXTERIOR THAT COVERED UP OR REMOVED THE ORIGINAL WINDOWS WOULD BE REMOVED TO BRING THE ANNEX BACK TO THE INTENDED DESIGN.

TO FIT ALL OF THE INTENDED PROGRAM DESTINED FOR THE AUDITORIUM SITE, A NEW CITY HALL BUILDING WILL BE REQUIRED. THIS NEW 90,000 SQUARE FOOT BUILDING IS PROPOSED ON THE CORNER OF BASIN AND NORTH VILLERE STREETS. IN ORDER TO KEEP IN SCALE WITH THE SURROUNDING NEIGHBORHOOD, THE THIRD FLOOR WOULD HAVE A SET BACK ON THE NORTH VILLERE SIDE. THE FOURTH FLOOR PENTHOUSE WOULD ALSO STEP BACK EVEN FURTHER.

PARKING WOULD BE PROVIDED IN A SEPARATE STRUCTURE ACROSS BASIN STREET. PENDING THE REVISED TRAFFIC STUDY, THE PEDESTRIAN AND BICYCLE ACCESS WOULD BE ADJUSTED.

APPENDIX C.1

PROJECT SITE

1. ARMSTRONG PARK AND JAZZ PARK BUILDINGS*
2. CONGO SQUARE*
3. MAHALIA JACKSON THEATER*
4. PUMP STATION*
5. TREME CENTER*

** NOT IN PROJECT SCOPE*

<u>MUNICIPAL AUDITORIUM- CITY HALL</u>
RESTORE BUILDING EXTERIOR; RESTORE CONCERT HALL SIDE; INFILL STAGE AND AUDITORIUM SIDE OF BUILDING
TOTAL SF: 282,000 SF

6A EXISTING BUILDING RENOVATION SF: 212,000 SF
6B NEW CONSTRUCTION SF: 70,000 SF | 50 FT HT | 4 FLOORS

<u>PARKING - 820 TOTAL SPACES</u>
7A PARKING GARAGE - 700 CARS | 50 FT HT | 5 FLOORS
7B SURFACE PARKING LOT - 120 CARS

8 NEW LANDSCAPING + WATER MANAGEMENT

9 PERMEABLE PAVING

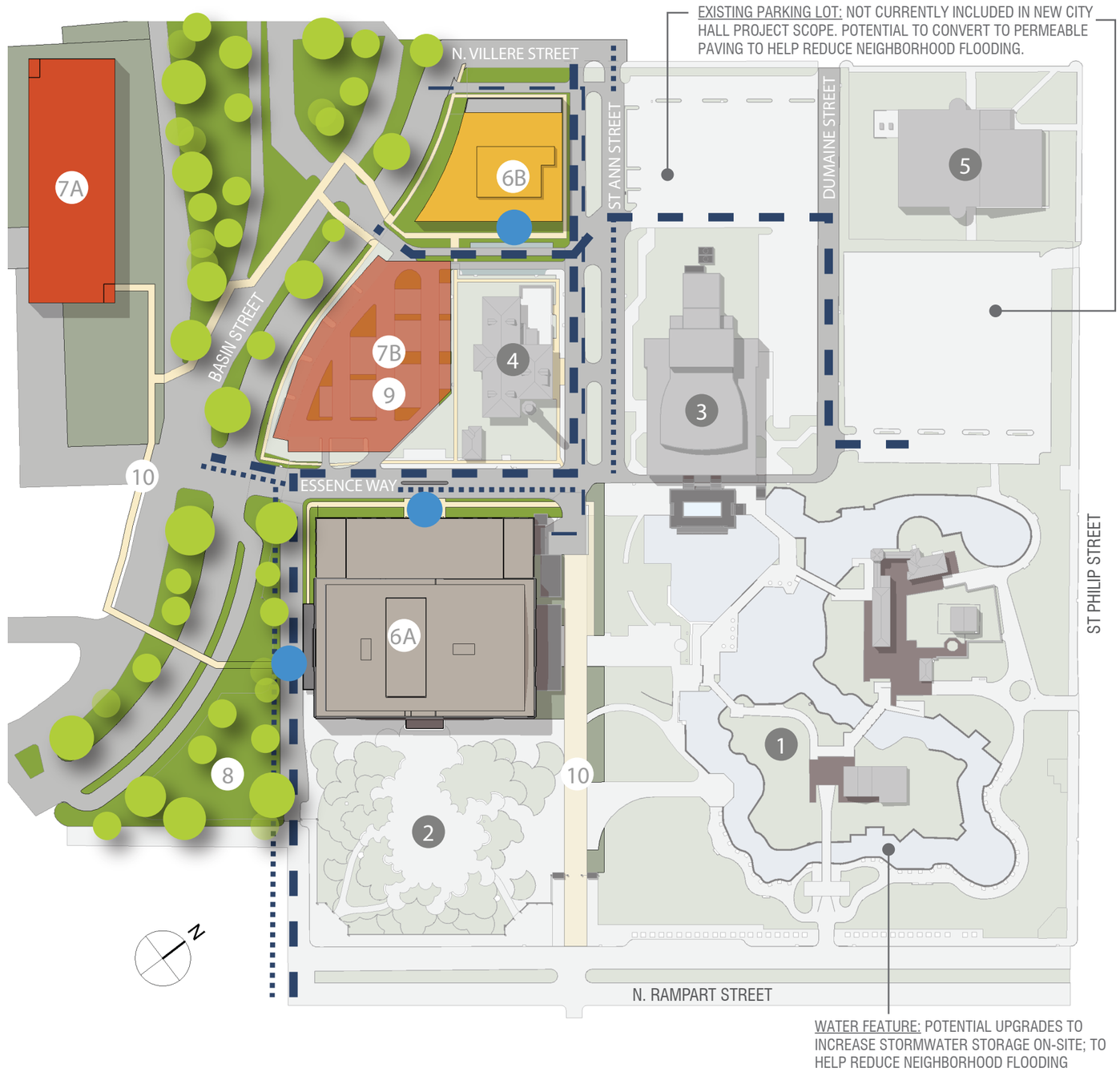
10 PEDESTRIAN

SERVICE ACCESS

VEHICULAR ACCESS

BIKE ACCESS

MAIN ENTRANCE



APPENDIX C.1

NORTH AXONOMETRIC

1 ARMSTRONG PARK AND JAZZ PARK BUILDINGS*

2 CONGO SQUARE*

3 MAHALIA JACKSON THEATER*

4 PUMP STATION*

5 TREME CENTER*

** NOT IN PROJECT SCOPE*

<u>MUNICIPAL AUDITORIUM- CITY HALL</u>
RESTORE BUILDING EXTERIOR; RESTORE CONCERT HALL SIDE; INFILL STAGE AND A UDITORIUM SIDE OF BUILDING

TOTAL SF: 282,000 SF

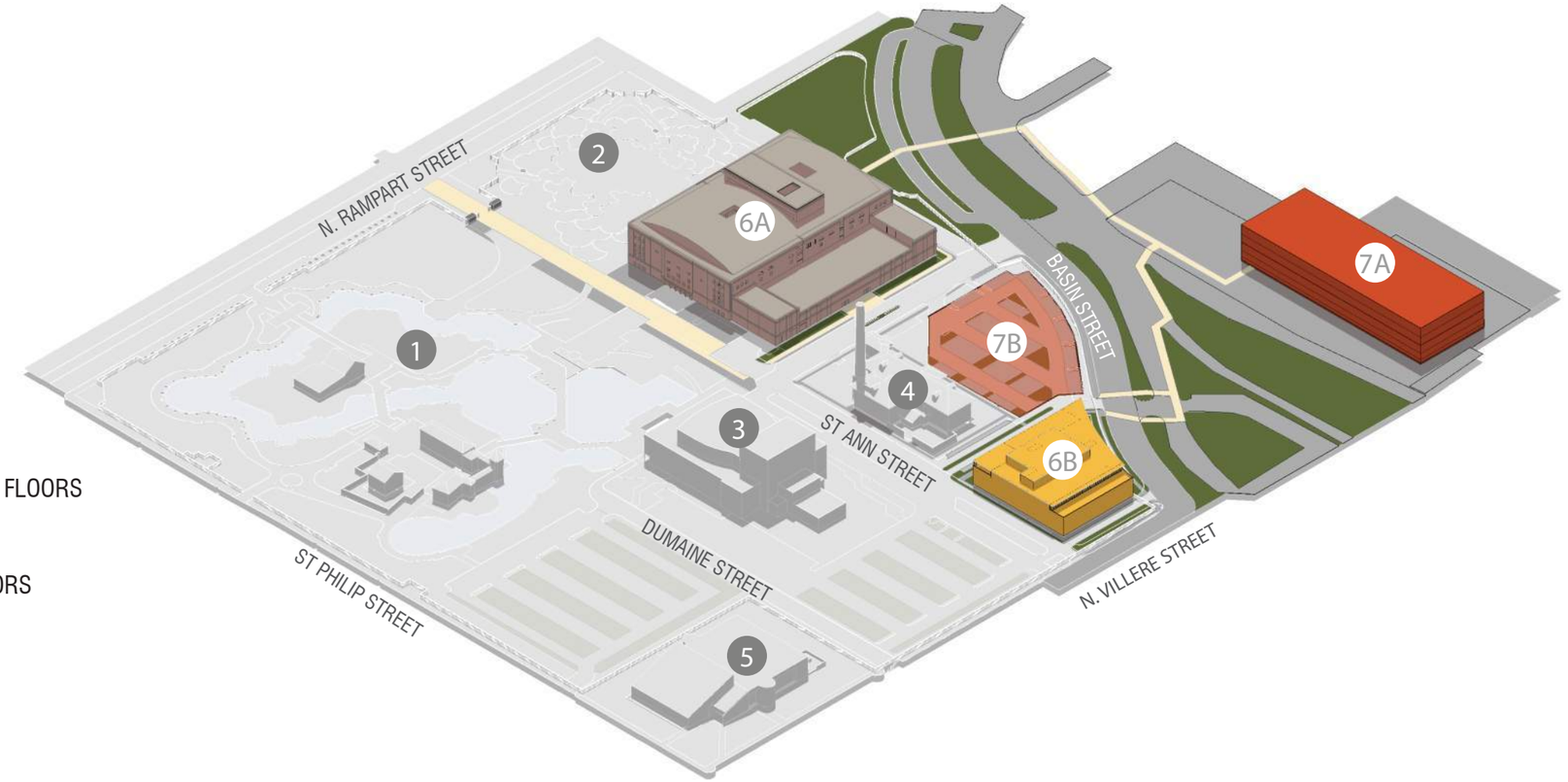
6A EXISTING BUILDING RENOVATION SF: 212,000 SF

6B NEW CONSTRUCTION SF: 70,000 SF | 50 FT HT | 4 FLOORS

<u>PARKING - 820 TOTAL SPACES</u>

7A PARKING GARAGE - 700 CARS | 50 FT HT | 5 FLOORS

7B SURFACE PARKING LOT - 120 CARS



APPENDIX C.1

SOUTH AXONOMETRIC

1 ARMSTRONG PARK AND JAZZ PARK BUILDINGS*

2 CONGO SQUARE*

3 MAHALIA JACKSON THEATER*

4 PUMP STATION*

5 TREME CENTER*

** NOT IN PROJECT SCOPE*

<u>MUNICIPAL AUDITORIUM- CITY HALL</u>
RESTORE BUILDING EXTERIOR; RESTORE CONCERT HALL SIDE; INFILL STAGE AND A UDITORIUM SIDE OF BUILDING

TOTAL SF: 282,000 SF

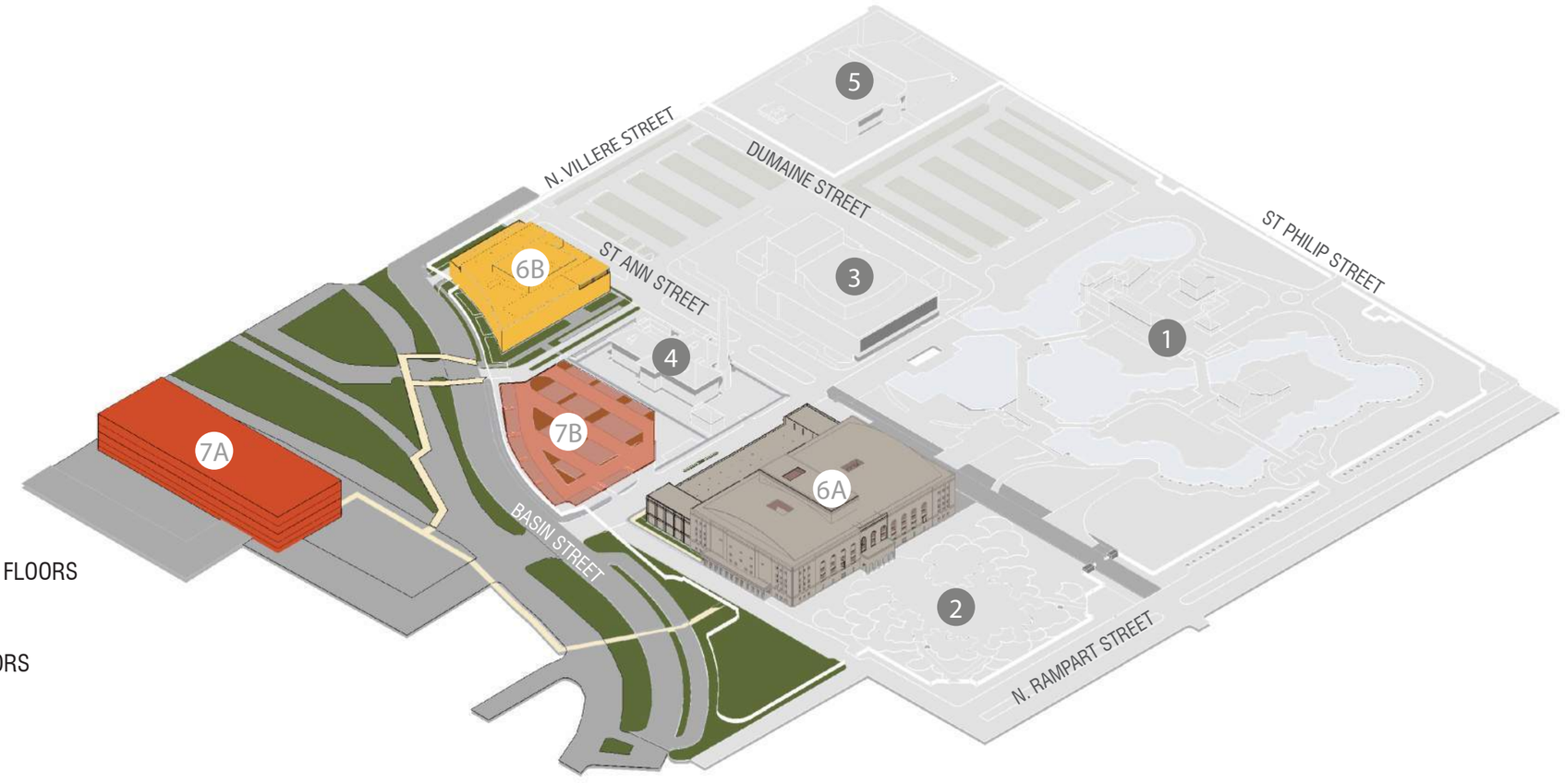
6A EXISTING BUILDING RENOVATION SF: 212,000 SF

6B NEW CONSTRUCTION SF: 70,000 SF | 50 FT HT | 4 FLOORS

<u>PARKING - 820 TOTAL SPACES</u>
PARKING GARAGE - 700 CARS | 50 FT HT | 5 FLOORS

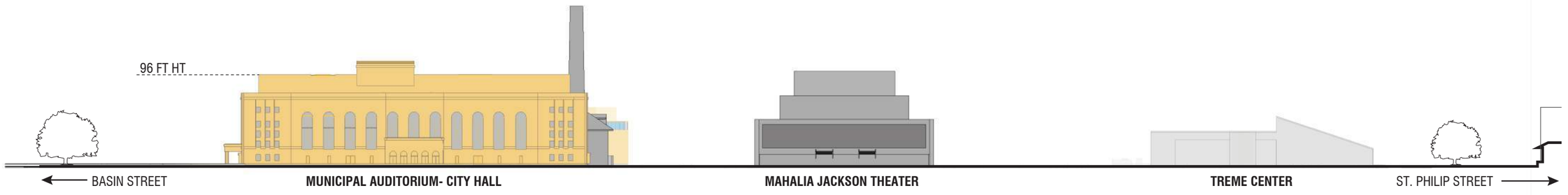
7A

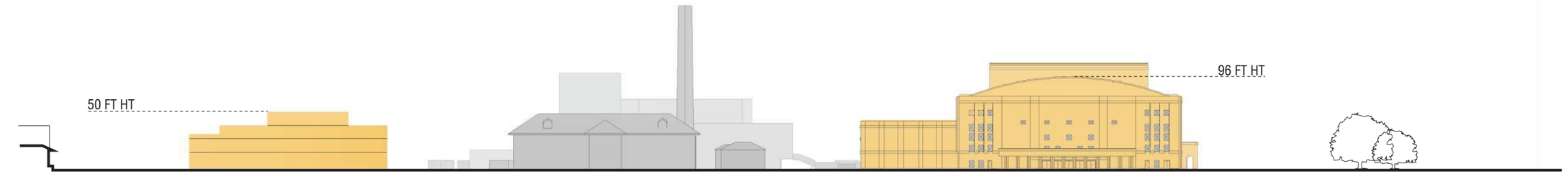
7B SURFACE PARKING LOT - 120 CARS



APPENDIX C.1

SITE SECTION



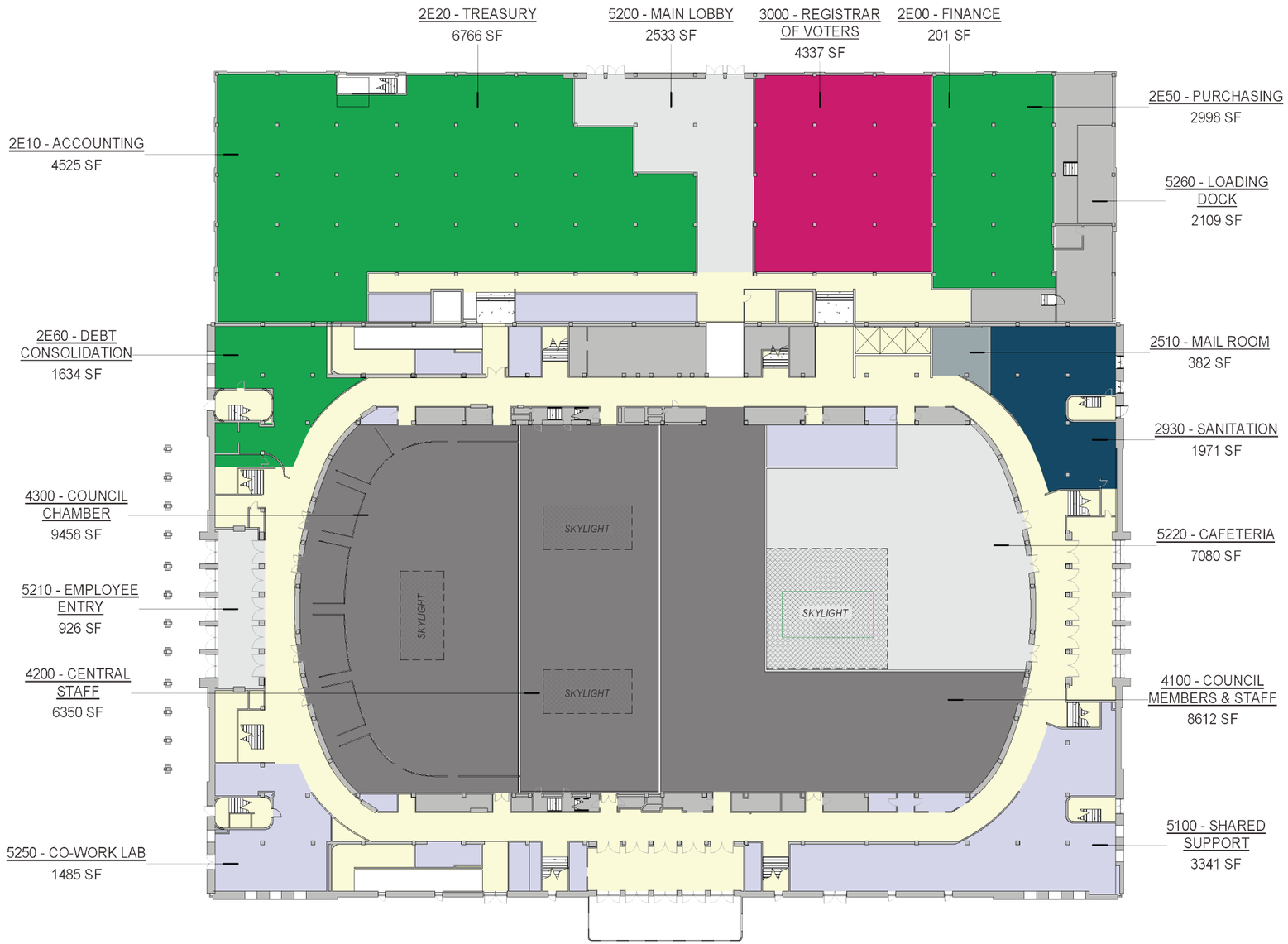


NEW CONSTRUCTION SF: 70,000 SF

TOTAL SF: 282,000 SF

EXISTING BUILDING RENOVATION SF: 212,000 SF

APPENDIX C.1



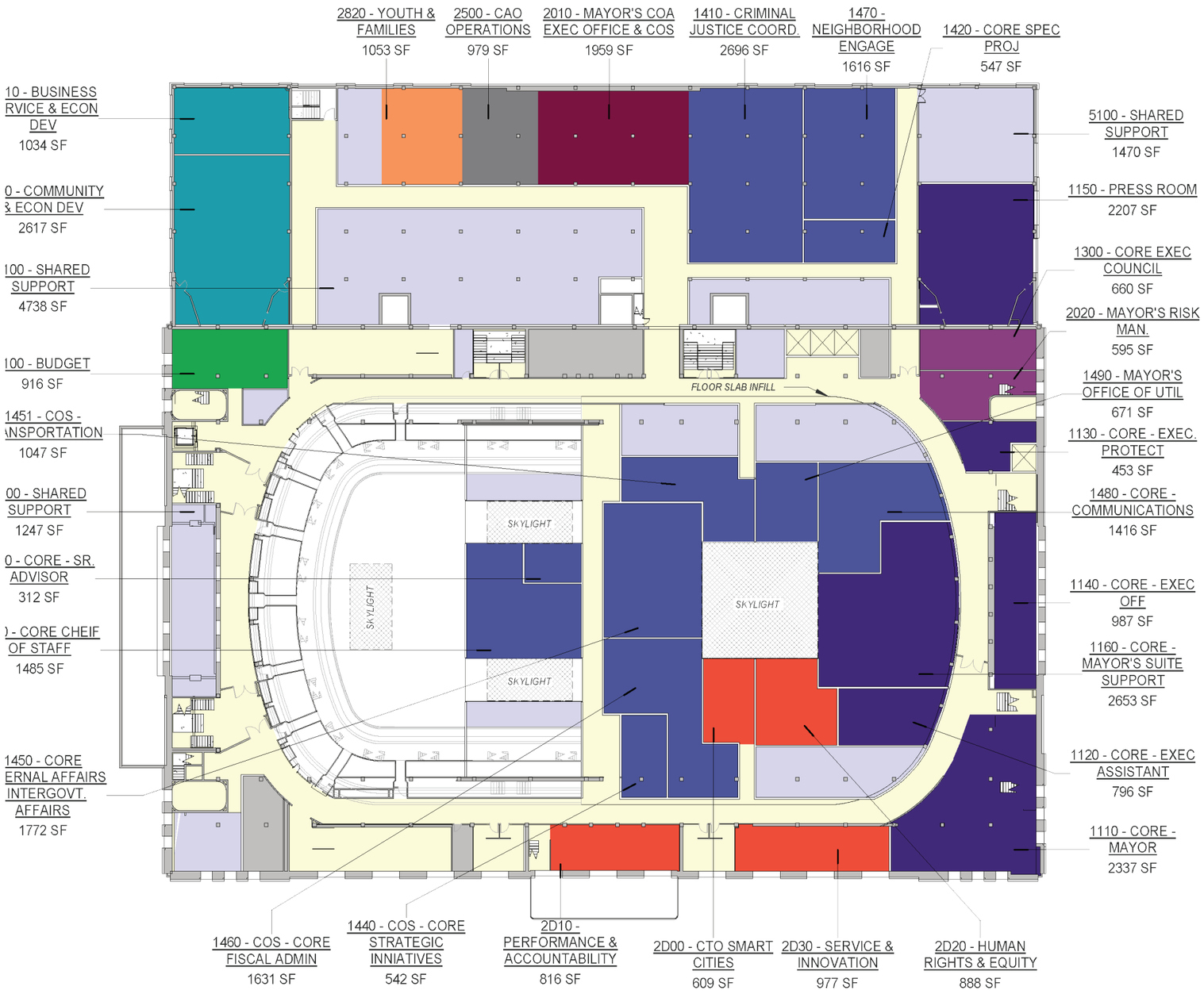
DEPARTMENT LEGEND

- 2E00 - FINANCE
- 2E10 - ACCOUNTING
- 2E20 - TREASURY
- 2E50 - PURCHASING
- 2E60 - DEBT CONSOLIDATION
- 2510 - MAIL ROOM
- 2930 - SANITATION
- 3000 - REGISTRAR OF VOTERS
- 4100 - COUNCIL MEMBERS & STAFF
- 4200 - CENTRAL STAFF
- 4300 - COUNCIL CHAMBER
- 5100
- 5100 - SHARED SUPPORT
- 5200 - MAIN LOBBY
- 5210 - EMPLOYEE ENTRY
- 5220 - CAFETERIA
- 5250 - CO-WORK LAB
- 5260 - LOADING DOCK
- BUILDING CORE
- CIRCULATION

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 1

SCALE 1" = 40'-0"

APPENDIX C.1



DEPARTMENT LEGEND

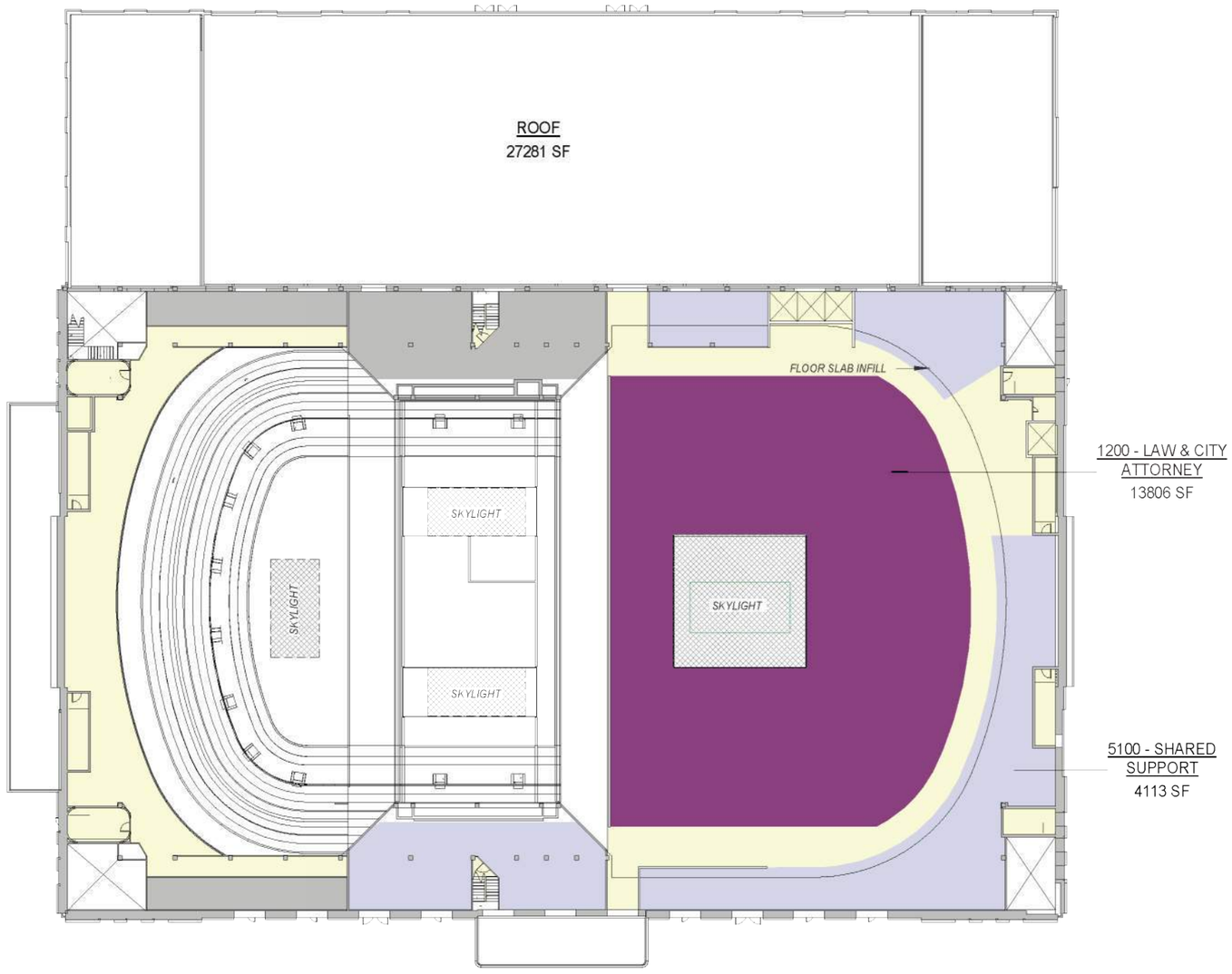
- 2B00 - COMMUNITY & ECON DEV
- 2B10 - BUSINESS SERVICE & ECON DEV
- 2D00 - CTO SMART CITIES
- 2D10 - PERFORMANCE & ACCOUNTABILITY
- 2D20 - HUMAN RIGHTS & EQUITY
- 2D30 - SERVICE & INNOVATION
- 1110 - CORE - MAYOR
- 1120 - CORE - EXEC ASSISTANT
- 1130 - CORE - EXEC. PROTECT
- 1140 - CORE - EXEC OFF
- 1150 - PRESS ROOM
- 1160 - CORE - MAYOR'S SUITE SUPPORT
- 1300 - CORE EXEC COUNCIL
- 1400 - CORE CHEIF OF STAFF
- 1410 - CRIMINAL JUSTICE COORD.
- 1420 - CORE SPEC PROJ
- 1430 - CORE - SR. ADVISOR
- 1440 - COS - CORE STRATEGIC INNIATIVES
- 1450 - CORE EXTERNAL AFFAIRS - INTERGOVT. AFFAIRS
- 1451 - COS - TRANSPORTATION
- 1460 - COS - CORE FISCAL ADMIN
- 1470 - NEIGHBORHOOD ENGAGE
- 1480 - CORE - COMMUNICATIONS
- 1490 - MAYOR'S OFFICE OF UTIL
- 2010 - MAYOR'S COA EXEC OFFICE & COS
- 2020 - MAYOR'S RISK MAN.
- 2100 - BUDGET
- 2500 - CAO OPERATIONS
- 2820 - YOUTH & FAMILIES
- 5100
- 5100 - SHARED SUPPORT
- BUILDING CORE
- CIRCULATION

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 2

SCALE 1" = 40'-0"

woodward design group

APPENDIX C.1



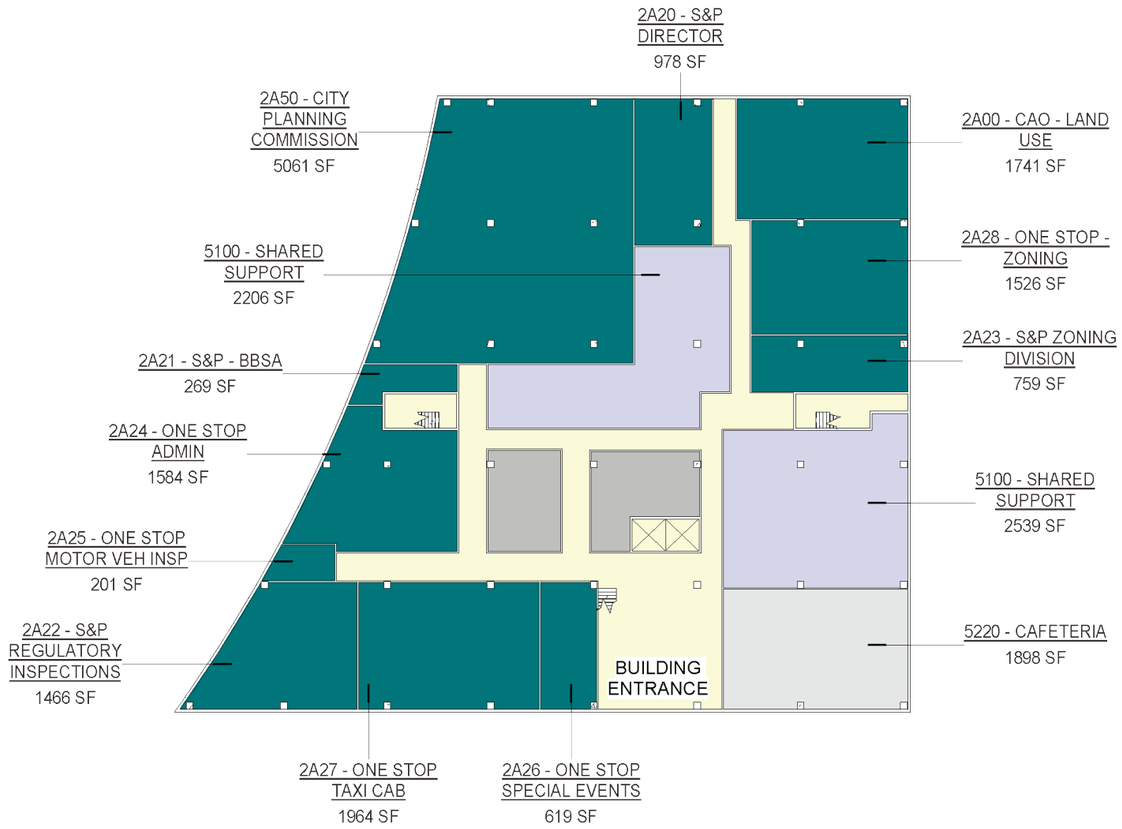
DEPARTMENT LEGEND

- 1200 - LAW & CITY ATTORNEY
- 5100 - SHARED SUPPORT
- BUILDING CORE
- CIRCULATION
- ROOF

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 4

SCALE 1" = 40'-0"

APPENDIX C.1



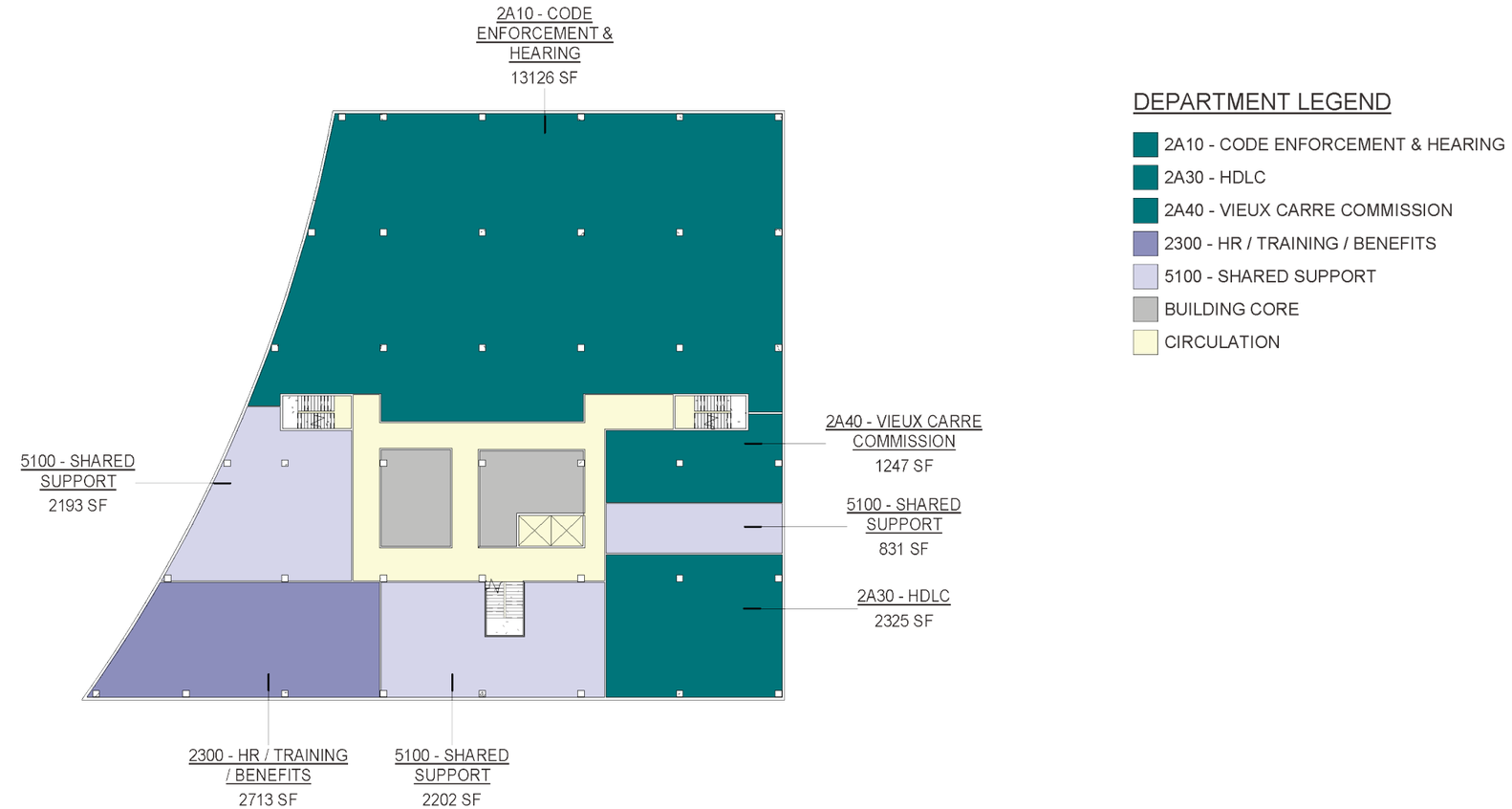
DEPARTMENT LEGEND

- 2A00 - CAO - LAND USE
- 2A20 - S&P DIRECTOR
- 2A21 - S&P - BBSA
- 2A22 - S&P REGULATORY INSPECTIONS
- 2A23 - S&P ZONING DIVISION
- 2A24 - ONE STOP ADMIN
- 2A25 - ONE STOP MOTOR VEH INSP
- 2A26 - ONE STOP SPECIAL EVENTS
- 2A27 - ONE STOP TAXI CAB
- 2A28 - ONE STOP - ZONING
- 2A50 - CITY PLANNING COMMISSION
- 5100 - SHARED SUPPORT
- 5220 - CAFETERIA
- BUILDING CORE
- CIRCULATION

CITY HALL NEW BUILDING - FLOOR 1

SCALE 1" = 40'-0"

APPENDIX C.1



CITY HALL NEW BUILDING - FLOOR 2

SCALE 1" = 40'-0"

APPENDIX C.1

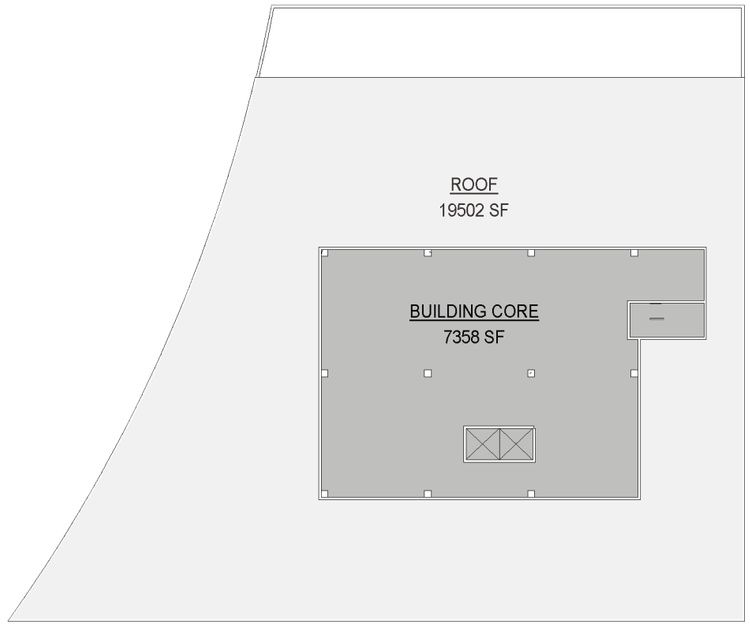
DEPARTMENT LEGEND

- 2C10 - NOSHEP
- 5100 - SHARED SUPPORT
- 5240 - SHOWERS
- BUILDING CORE
- CIRCULATION
- TERRACE

CITY HALL NEW BUILDING - FLOOR 3

SCALE 1" = 40'-0"

APPENDIX C.1



DEPARTMENT LEGEND

- BUILDING CORE
- ROOF

CITY HALL NEW BUILDING - ROOF/PENTHOUSE

SCALE 1" = 40'-0"

Summary Level	Planning CODE	Planning Level	Net SF per Program	Actual NSF per Diagram	Headcount 2020	Public Access	Specific Location	Color Code
Mayor	1110	Core - Mayor	*2,261*	2,265	1	1. Heavy Public Access	MA MAIN - 3	54-31-91
Mayor	1120	Core - Executive Assistant	*646*	655	1	1. Heavy Public Access	MA MAIN - 3	54-31-91
Mayor	1130	Core - Executive Protection	*231*	240	4	1. Heavy Public Access	MA MAIN - 3	54-31-91
Mayor	1140	Core - Executive Office	*763*	823	5	1. Heavy Public Access	MA MAIN - 3	54-31-91
Mayor	1150	Core - Press Room / Staff Meeting	*1,553*	1,887	0	1. Heavy Public Access	MA ANNEX - 2	54-31-91
Mayor	1160	Core - Mayor's Suite Support	*2,430*	2,430	0	1. Heavy Public Access	MA MAIN - 3	54-31-91
Law / City Attorney	1200	Law / City Attorney	*13,704*	13,910	61	3. Light Public Access	MA MAIN - 2	137-63-127
Executive Counsel	1300	Core - Executive Counsel	*369*	380	1	1. Heavy Public Access	MA MAIN - 3	137-63-127
Chief of Staff	1400	Core - Chief of Staff	*1,046*	1,060	7	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1410	Office of Criminal Justice Coordination (OCJC)	*2,661*	2,846	15	3. Light Public Access	MA ANNEX - 2	71-85-155
Chief of Staff	1420	Core - Special Projects	*369*	375	1	1. Heavy Public Access	MA ANNEX - 2	71-85-155
Chief of Staff	1430	Core - Senior Advisor	*185*	200	1	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1440	Core - Strategic Initiatives	*566*	575	3	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1450	Core - External Affairs / Inter-Governmental Affairs	*1,772*	1,780	7	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1451	Transportation	*818*	865	4	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1460	Core - Fiscal / Admin	*480*	490	4	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1470	Neighborhood Engagement	*1,612*	1,601	12	3. Light Public Access	MA ANNEX - 2	71-85-155
Chief of Staff	1480	Core - Communications	*1,218*	1,333	7	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1490	Mayors Office of Utilities	*634*	640	4	3. Light Public Access	MA MAIN - 3	71-85-155
Mayor's Chief Administrative Office	2010	CAO / Executive Office & Chief of Staff	*1,907*	1,920	9	2. Moderate Public Access	MA ANNEX - 3	124-0-64
Mayor's Chief Administrative Office	2020	Risk Management	*283*	310	2	2. Moderate Public Access	MA MAIN - 3	137-63-127
Budget	2100	Budget	*861*	870	7	3. Light Public Access	MA ANNEX - 3	0-166-81
Human Resources	2300	Human Relations - Personnel & Training/Benefits/Employee Relations	*2,565*	2,600	16	2. Moderate Public Access	MA MAIN - 3	142-142-189
Operations	2500	CAO - Operations	*874*	890	8	3. Light Public Access	MA ANNEX - 3	154-168-171
Operations	2510	Operations - Mail Room	*1,427*	1,400	2	3. Light Public Access	MA ANNEX - 1	154-168-171
Operations	2520	Operations - EMD	-	-	0	3. Light Public Access	N/A	NONE
CAO - Chief of Staff	2820	Office of Youth & Families	*1,003*	1,010	5	3. Light Public Access	MA ANNEX - 3	240-78-58
CAO - Infrastructure	2930	Sanitation	*1,978*	1,980	11	1. Heavy Public Access	MA ANNEX - 1	23-72-101
CAO - Land Use	2A00	CAO - Land Use	*1,707*	2,222	3	1. Heavy Public Access	MA MAIN -2	0-118-124
CAO - Land Use	2A10	Code Enforcement & Hearing Bureau	*12,547*	12,768	68	1. Heavy Public Access	MA ANNEX - 2	0-118-124
CAO - Land Use	2A20	S&P - Directors Office	*950*	950	3	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A21	S&P - Board of Bldg Stand & Appeals	*98*	130	1	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A22	S&P - Regulatory Inspections Bureau	*1,341*	1,342	35	1. Heavy Public Access	MA MAIN -1	0-118-124
CAO - Land Use	2A23	S&P - Zoning Division	*744*	750	7	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A24	One Stop - Adminstration	*1,550*	1,552	13	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A25	One Stop - Motor Vehicle Inspection	*185*	200	1	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A26	One Stop - OSPL Special Events	*394*	397	4	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A27	One Stop - Taxi Cab Bureau	*1,858*	1,858	18	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A28	One Stop - Zoning Division	*1,476*	1,480	19	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A30	Historic District Landmarks Commission	*2,316*	2,325	14	1. Heavy Public Access	MA MAIN -1	0-118-124

Summary Level	Planning CODE	Planning Level	Net SF per Program	Actual NSF per Diagram	Headcount 2020	Public Access	Specific Location	Color Code
CAO - Land Use	2A40	Vieux Carre Commission	*1,157*	1,165	6	1. Heavy Public Access	MA MAIN -1	0-118-124
CAO - Land Use	2A50	City Planning Commission	*4,903*	4,910	33	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Community & Economic Development	2B00	CAO - Community & Economic Development Core	*1,959*	1,960	4	2. Moderate Public Access	MA ANNEX - 2	0-158-172
CAO - Community & Economic Development	2B10	CAO - Business Services / Economic Development	*1,021*	1,030	5	2. Moderate Public Access	MA ANNEX - 2	0-158-172
Public Safety & Homeland Security	2C10	Office of Homeland Security & Emergency Preparedness (NOSHEP)	*14,362*	14,617	22	4. No / Restricted Public Access	MA MAIN - 5	106-116-123
Public Safety & Homeland Security	2C11	NOSHEP - Dorm Facility (w/ Showers)	-	1,948	0	4. No / Restricted Public Access	MA MAIN - 5	106-116-123
CTO / Smart Cities	2D00	CTO & Smart Cities	*554*	560	2	3. Light Public Access	MA MAIN - 3	240-78-58
CTO / Smart Cities	2D10	Performance & Accountability	*763*	820	5	3. Light Public Access	MA MAIN - 3	240-78-58
CTO / Smart Cities	2D20	Human Rights & Equity	*861*	870	6	3. Light Public Access	MA MAIN - 3	240-78-58
CTO / Smart Cities	2D30	Service & Innovation	*923*	930	4	3. Light Public Access	MA MAIN - 3	240-78-58
CFO / Finance	2E00	Finance	*185*	200	1	3. Light Public Access	MA MAIN - 1	0-166-81
CFO / Finance	2E10	Accounting	*4,525*	4,620	37	3. Light Public Access	MA-MAIN - 5	0-166-81
CFO / Finance	2E20	Bureau of the Treasury	*6,736*	6,750	29	1. Heavy Public Access	MA MAIN - 1	0-166-81
CFO / Finance	2E50	Bureau of Purchasing	*2,965*	3,066	19	3. Light Public Access	MA MAIN - 1	0-166-81
CFO / Finance	2E60	Bureau of Debt Consolidation	*1,700*	1,739	4	3. Light Public Access	MA-MAIN - 5	0-166-81
Registrar of Voters	3000	Registrar of Voters	*4,353*	4,360	16	1. Heavy Public Access	MA ANNEX - 1	202-0-108
City Council - Chief of Staff	4100	Council Members & Staff	*8,182*	8,179	42	1. Heavy Public Access	MA MAIN - 2	128-128-128
		District - 1,082 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		District - 1,370 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		District - 1,158 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		District - 1,184 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		District - 1,025 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		At-Large - 1,180 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		At-Large - 1,180 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
City Council - Chief of Staff	4200	Central Staff	*6,164*	6,350	34	1. Heavy Public Access	MA MAIN - 1	128-128-128
City Council - Chief of Staff	4300	City Council - Council Chamber	*12,217*	5,262	0	1. Heavy Public Access	MA MAIN - 1	128-128-128
City Council - Chief of Staff	4300	City Council - Council Chamber - Seating		3,347	0	1. Heavy Public Access	MA MAIN - 2	128-128-128
City Council - Chief of Staff	4300	City Council - Council Chamber - Seating		3,684	0	1. Heavy Public Access	MA MAIN - 3	128-128-128
City Council - Chief of Staff	4300	City Council - Council Chamber - Seating		1,455	0	1. Heavy Public Access	MA MAIN - 4	128-128-128
City Council - Chief of Staff	4300	City Council - Council Chamber - Seating		2,542	0	1. Heavy Public Access	MA MAIN - 5	128-128-128
Amenities	5200	Main Lobby	*2,352*	2,459	0	1. Heavy Public Access	MA ANNEX - 1	230-230-230
Amenities	5210	Secondary Employee Entry	*706*	926	0	1. Heavy Public Access	MA MAIN - 1	230-230-230
Amenities	5220	Cafeteria	*9,408*	9,702	0	1. Heavy Public Access	MA MAIN - 1	230-230-230
Amenities	5240	Showers	*1,176*	580	0	1. Heavy Public Access	MA ANNEX - 1	230-230-230
Amenities	5250	Co-working Lab	*706*	1,007	0	1. Heavy Public Access	MA ANNEX - 3	214-214-235
Amenities	5260	Loading Dock	*1,188*	1,203	0	3. Light Public Access	MA MAIN - 1	192-192-192
Amenities	5270	EOC - Laundry	*353*	TBD	0	3. Light Public Access	TBD	192-192-192
Shared Support	5100	Shared Support	*52,232*	7,738	0	5. Shared Support	MA - 1	214-214-235
Shared Support	5100	Shared Support		12,996		5. Shared Support	MA - 2	214-214-235
Shared Support	5100	Shared Support		17,075		5. Shared Support	MA - 3	214-214-235
Shared Support	5100	Shared Support		14,025		5. Shared Support	MA - 5	214-214-235

APPENDIX D

CITY OF NEW ORLEANS

MUNICIPAL AUDITORIUM SQUARE FOOT ANALYSIS - AREA DIAGRAM SUMMARY

5/19/2020

Summary Level	Planning CODE	Planning Level	Net SF per Program	Actual NSF per Diagram	Headcount 2020	Public Access	Specific Location	Color Code
Building Circulation				15,710			MA - 1	255-255-215
Building Circulation				16,337			MA - 2	255-255-215
Building Circulation				8,628			MA - 3 LOW	255-255-215
Building Circulation				7,207			MA -3 HIGH	255-255-113
Building Circulation				5,868			MA - 4	255-255-215
Building Circulation				6,880			MA - 5	255-255-215
Building Core		MEP Space / Toilets / Utilities		2,996			MA - 1	192-192-192
Building Core		MEP Space / Toilets / Utilities		4,387			MA - 2	192-192-192
Building Core		MEP Space / Toilets / Utilities		3,083			MA - 3	192-192-192
Building Core		MEP Space / Toilets / Utilities		6,405			MA - 4	192-192-192
Building Core		MEP Space / Toilets / Utilities		2,200			MA - 5	192-192-192
Lightwell				4,008			MA - 2	180-215-255
Lightwell				4,220			MA - 3	180-215-255
Lightwell				5,604			MA - 4	180-215-255
Lightwell				3,096			MA - 5	180-215-255
		Totals	*211,033*	316,013	**653**			

Cross-Check for Levels Tabs *316,013*

Summary Level	Planning CODE	Planning Level	Net SF per Program	Actual NSF per Diagram	Headcount 2020	Public Access	Specific Location	Color Code
Operations	2510	Operations - Mail Room	*1,427*	1,400	2	3. Light Public Access	MA ANNEX - 1	154-168-171
CAO - Infrastructure	2930	Sanitation	*1,978*	1,980	11	1. Heavy Public Access	MA ANNEX - 1	23-72-101
CAO - Land Use	2A20	S&P - Directors Office	*950*	950	3	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A21	S&P - Board of Bldg Stand & Appeals	*98*	130	1	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A22	S&P - Regulatory Inspections Bureau	*1,341*	1,342	35	1. Heavy Public Access	MA MAIN -1	0-118-124
CAO - Land Use	2A23	S&P - Zoning Division	*744*	750	7	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A24	One Stop - Adminstration	*1,550*	1,552	13	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A25	One Stop - Motor Vehicle Inspection	*185*	200	1	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A26	One Stop - OSPL Special Events	*394*	397	4	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A27	One Stop - Taxi Cab Bureau	*1,858*	1,858	18	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A28	One Stop - Zoning Division	*1,476*	1,480	19	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CAO - Land Use	2A30	Historic District Landmarks Commission	*2,316*	2,325	14	1. Heavy Public Access	MA MAIN -1	0-118-124
CAO - Land Use	2A40	Vieux Carre Commission	*1,157*	1,165	6	1. Heavy Public Access	MA MAIN -1	0-118-124
CAO - Land Use	2A50	City Planning Commission	*4,903*	4,910	33	1. Heavy Public Access	MA ANNEX - 1	0-118-124
CFO / Finance	2E00	Finance	*185*	200	1	3. Light Public Access	MA MAIN - 1	0-166-81
CFO / Finance	2E20	Bureau of the Treasury	*6,736*	6,750	29	1. Heavy Public Access	MA MAIN - 1	0-166-81
CFO / Finance	2E50	Bureau of Purchasing	*2,965*	3,066	19	3. Light Public Access	MA MAIN - 1	0-166-81
Registrar of Voters	3000	Registrar of Voters	*4,353*	4,360	16	1. Heavy Public Access	MA ANNEX - 1	202-0-108
City Council - Chief of Staff	4200	Central Staff	*6,164*	6,350	34	1. Heavy Public Access	MA MAIN - 1	128-128-128
City Council - Chief of Staff	4300	City Council - Council Chamber	*12,217*	5,262	0	1. Heavy Public Access	MA MAIN - 1	128-128-128
Amenities	5200	Main Lobby	*2,352*	2,459	0	1. Heavy Public Access	MA ANNEX - 1	230-230-230
Amenities	5210	Secondary Employee Entry	*706*	926	0	1. Heavy Public Access	MA MAIN - 1	230-230-230
Amenities	5220	Cafeteria	*9,408*	9,702	0	1. Heavy Public Access	MA MAIN - 1	230-230-230
Amenities	5240	Showers	*1,176*	580	0	1. Heavy Public Access	MA ANNEX - 1	230-230-230
Amenities	5260	Loading Dock	*1,188*	1,203	0	3. Light Public Access	MA MAIN - 1	192-192-192
Amenities	5270	EOC - Laundry	*353*	TBD	0	3. Light Public Access	TBD	192-192-192
Shared Support	5100	Shared Support	*13,058*	7,738	0	5. Shared Support	MA - 1	214-214-235
Building Circulation				15,710			MA - 1	255-255-215
Building Core		MEP Space / Toilets / Utilities		2,996			MA - 1	192-192-192
		Totals	*81,238*	87,741	**266**			

Summary Level	Planning CODE	Planning Level	Net SF per Program	Actual NSF per Diagram	Headcount 2020	Public Access	Specific Location	Color Code
Mayor	1150	Core - Press Room / Staff Meeting	*1,553*	1,887	0	1. Heavy Public Access	MA ANNEX - 2	54-31-91
Law / City Attorney	1200	Law / City Attorney	*13,704*	13,910	61	3. Light Public Access	MA MAIN - 2	137-63-127
Chief of Staff	1410	Office of Criminal Justice Coordination (OCJC)	*2,661*	2,846	15	3. Light Public Access	MA ANNEX - 2	71-85-155
Chief of Staff	1420	Core - Special Projects	*369*	375	1	1. Heavy Public Access	MA ANNEX - 2	71-85-155
Chief of Staff	1470	Neighborhood Engagement	*1,612*	1,601	12	3. Light Public Access	MA ANNEX - 2	71-85-155
CAO - Land Use	2A00	CAO - Land Use	*1,707*	2,222	3	1. Heavy Public Access	MA MAIN -2	0-118-124
CAO - Land Use	2A10	Code Enforcement & Hearing Bureau	*12,547*	12,768	68	1. Heavy Public Access	MA ANNEX - 2	0-118-124
CAO - Community & Economic Development	2B00	CAO - Community & Economic Development Core	*1,959*	1,960	4	2. Moderate Public Access	MA ANNEX - 2	0-158-172
CAO - Community & Economic Development	2B10	CAO - Business Services / Economic Development	*1,021*	1,030	5	2. Moderate Public Access	MA ANNEX - 2	0-158-172
City Council - Chief of Staff	4100	Council Members & Staff	*8,182*	8,179	42	1. Heavy Public Access	MA MAIN - 2	128-128-128
		District - 1,082 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		District - 1,370 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		District - 1,158 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		District - 1,184 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		District - 1,025 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		At-Large - 1,180 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
		At-Large - 1,180 SF				1. Heavy Public Access	MA MAIN - 2	128-128-128
City Council - Chief of Staff	4300	City Council - Council Chamber - Seating		3,347	0	1. Heavy Public Access	MA MAIN - 2	128-128-128
Shared Support	5100	Shared Support	13,058	12,996		5. Shared Support	MA - 2	214-214-235
Building Circulation				16,337			MA - 2	255-255-215
Building Core		MEP Space / Toilets / Utilities		4,387			MA - 2	192-192-192
Lightwell				4,008			MA - 2	180-215-255
		Totals	58,373	87,853	**211**			

Summary Level	Planning CODE	Planning Level	Net SF per Program	Actual NSF per Diagram	Headcount 2020	Public Access	Specific Location	Color Code
Mayor	1110	Core - Mayor	*2,261*	2,265	1	1. Heavy Public Access	MA MAIN - 3	54-31-91
Mayor	1120	Core - Executive Assistant	*646*	655	1	1. Heavy Public Access	MA MAIN - 3	54-31-91
Mayor	1130	Core - Executive Protection	*231*	240	4	1. Heavy Public Access	MA MAIN - 3	54-31-91
Mayor	1140	Core - Executive Office	*763*	823	5	1. Heavy Public Access	MA MAIN - 3	54-31-91
Mayor	1160	Core - Mayor's Suite Support	*2,430*	2,430	0	1. Heavy Public Access	MA MAIN - 3	54-31-91
Executive Counsel	1300	Core - Executive Counsel	*369*	380	1	1. Heavy Public Access	MA MAIN - 3	137-63-127
Chief of Staff	1400	Core - Chief of Staff	*1,046*	1,060	7	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1430	Core - Senior Advisor	*185*	200	1	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1440	Core - Strategic Initiatives	*566*	575	3	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1450	Core - External Affairs / Inter-Governmental Affairs	*1,772*	1,780	7	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1451	Transportation	*818*	865	4	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1460	Core - Fiscal / Admin	*480*	490	4	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1480	Core - Communications	*1,218*	1,333	7	1. Heavy Public Access	MA MAIN - 3	71-85-155
Chief of Staff	1490	Mayors Office of Utilities	*634*	640	4	3. Light Public Access	MA MAIN - 3	71-85-155
Mayor's Chief Administrative Office	2010	CAO / Executive Office & Chief of Staff	*1,907*	1,920	9	2. Moderate Public Access	MA ANNEX - 3	124-0-64
Mayor's Chief Administrative Office	2020	Risk Management	*283*	310	2	2. Moderate Public Access	MA MAIN - 3	137-63-127
Budget	2100	Budget	*861*	870	7	3. Light Public Access	MA ANNEX - 3	0-166-81
Human Resources	2300	Human Relations - Personnel & Training/Benefits/Employee Relations	2,565	2,600	16	2. Moderate Public Access	MA MAIN - 3	142-142-189
Operations	2500	CAO - Operations	*874*	890	8	3. Light Public Access	MA ANNEX - 3	154-168-171
CAO - Chief of Staff	2820	Office of Youth & Families	*1,003*	1,010	5	3. Light Public Access	MA ANNEX - 3	240-78-58
CTO / Smart Cities	2D00	CTO & Smart Cities	*554*	560	2	3. Light Public Access	MA MAIN - 3	240-78-58
CTO / Smart Cities	2D10	Performance & Accountability	*763*	820	5	3. Light Public Access	MA MAIN - 3	240-78-58
CTO / Smart Cities	2D20	Human Rights & Equity	*861*	870	6	3. Light Public Access	MA MAIN - 3	240-78-58
CTO / Smart Cities	2D30	Service & Innovation	*923*	930	4	3. Light Public Access	MA MAIN - 3	240-78-58
City Council - Chief of Staff	4300	City Council - Council Chamber - Seating		3,684	0	1. Heavy Public Access	MA MAIN - 3	128-128-128
Shared Support	5100	Shared Support	13,058	17,075		5. Shared Support	MA - 3	214-214-235
Amenities	5250	Co-working Lab	*706*	1,007	0	1. Heavy Public Access	MA ANNEX - 3	214-214-235
Building Circulation				8,628			MA - 3 LOW	255-255-215
Building Circulation				7,207			MA -3 HIGH	255-255-113
Building Core		MEP Space / Toilets / Utilities		3,083			MA - 3	192-192-192
Lightwell				4,220			MA - 3	180-215-255
		Totals	*37,777*	69,420	**113**			

Summary Level	Planning CODE	Planning Level	Net SF per Program	Actual NSF per Diagram	Headcount 2020	Public Access	Specific Location	Color Code
City Council - Chief of Staff	4300	City Council - Council Chamber - Seating		1,455	0	1. Heavy Public Access	MA MAIN - 4	128-128-128
Building Circulation				5,868			MA - 4	255-255-215
Building Core		MEP Space / Toilets / Utilities		6,405			MA - 4	192-192-192
Lightwell				5,604			MA - 4	180-215-255
		Totals	-	19,332	**-**			

Summary Level	Planning CODE	Planning Level	Net SF per Program	Actual NSF per Diagram	Headcount 2020	Public Access	Specific Location	Color Code
Public Safety & Homeland Security	2C10	Office of Homeland Security & Emergency Preparedness (NOSHEP)	*14,362*	14,617	22	4. No / Restricted Public Access	MA MAIN - 5	106-116-123
Public Safety & Homeland Security	2C11	NOSHEP - Dorm Facility	-	1,948	0	4. No / Restricted Public Access	MA MAIN - 5	106-116-123
CFO / Finance	2E10	Accounting	*4,525*	4,620	37	3. Light Public Access	MA-MAIN - 5	0-166-81
CFO / Finance	2E60	Bureau of Debt Consolidation	*1,700*	1,739	4	3. Light Public Access	MA-MAIN - 5	0-166-81
City Council - Chief of Staff	4300	City Council - Council Chamber - Seating		2,542	0	1. Heavy Public Access	MA MAIN - 5	128-128-128
Shared Support	5100	Shared Support		14,025		5. Shared Support	MA - 5	214-214-235
Building Circulation				6,880			MA - 5	255-255-215
Building Core		MEP Space / Toilets / Utilities		2,200			MA - 5	192-192-192
Lightwell				3,096			MA - 5	180-215-255
		Totals	*20,587*	51,667	**63**			

APPENDIX E

MUNICIPAL AUDITORIUM - CITY HALL PROGRAM
AVAILABLE AREA PER FLOOR PLAN DIAGRAMS DATED 05.15.2020

Floor Level	Net Square Feet	Seating	Building Core	Lightwell	Circulation	Exterior Walls	TOTAL GSF	Roof / Terrace / Skylight	Open Space (No Floor)
Floor 1	68,210	-	2,717	-	18,973	3,037	92,937	-	-
Floor 2	60,722	3,366	4,208	4,000	13,245	2,935	88,477	-	4,222
Floor 3	44,552	3,712	3,132	4,151	13,464	2,997	72,009	2,773	18,032
Floor 4	-	1,455	5,711	5,591	6,326	2,439	21,522	7,369	63,573
Floor 5	37,152	2,536	1,205	3,129	7,234	2,321	53,577	16,998	11,537
SUB-TOTAL:	**210,636**	**11,070**	**16,972**	**16,871**	**59,243**	**13,729**	**328,521**	**27,141**	**97,364**

Note: Programmed Lobby space is included in First Floor circulation SF.

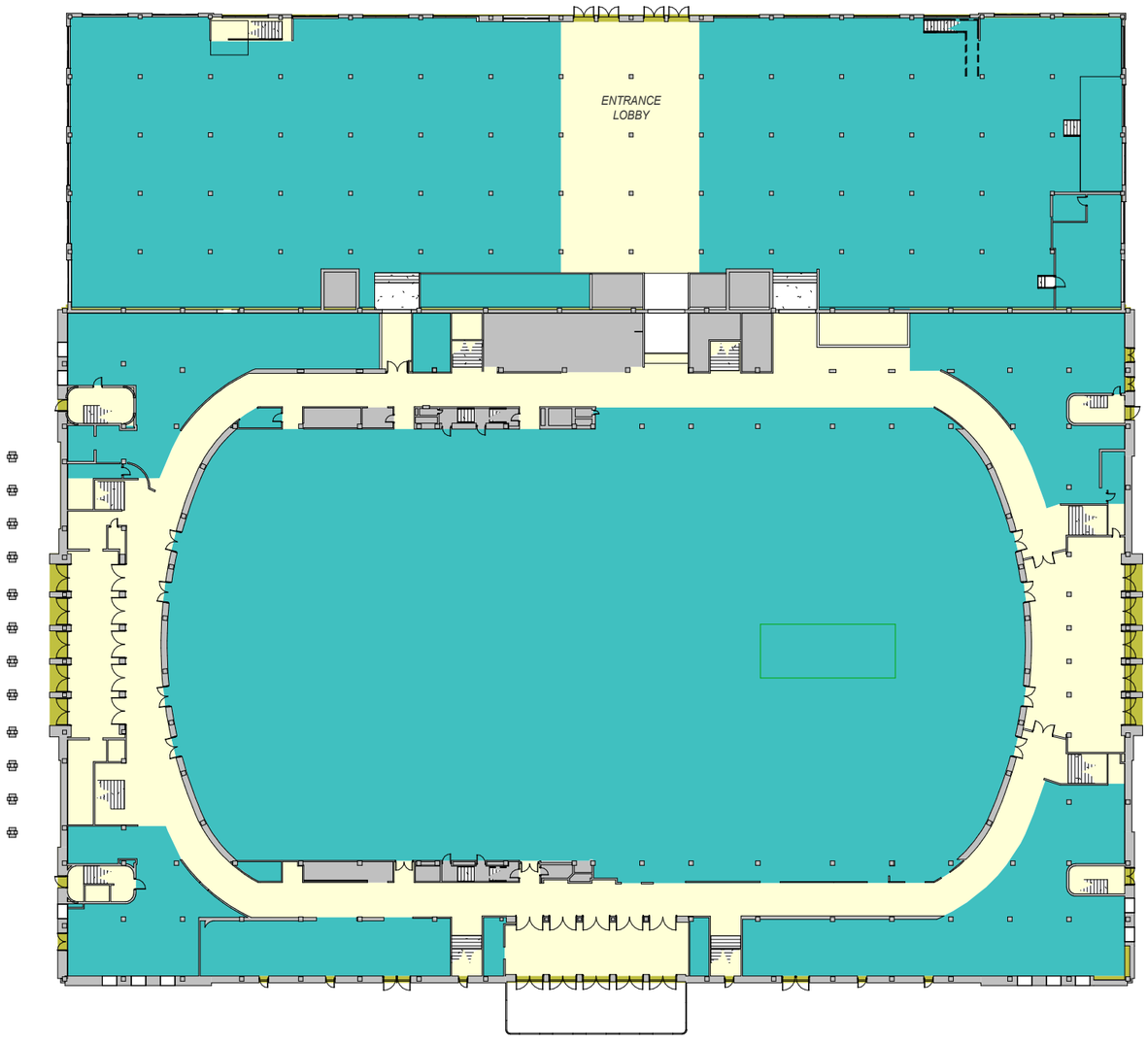
NSF PER CITY MODIFIED PROGRAM **211,033**

Attached is our analysis of available square footage for use in the Municipal Auditorium. These plans identify possible net square footage for program needs while maintaining the Concert Hall side of the auditorium, mostly intact. The only areas filled in for programmed spaces on the Concert Hall side are the ramps.

NOTE: The GSF area and circulation ratios are larger than a typical office building due to the large amount of circulation and open volume of the Concert Hall. Also note that "OPEN" areas are included in the overall GSF. Even though there is no floor space, it captures the total area of that floor level. This open volume is a separate column in the spread sheet.

NOTE: Skylight, Terrace and Roof SF listed separately. Although considered roof, not enclosed space, some of these areas could be used for an outdoor amenity. (Terrace - Rooftop Patio, etc.) The area of the Main Auditorium barrel roof is not calculated here.

APPENDIX E



Building Area Legend	TOTAL SF
BUILDING CORE	2,717
CIRCULATION	18,973
EXTERIOR WALLS	3,037
NET SQUARE FEET	68,210

92,937 GSF

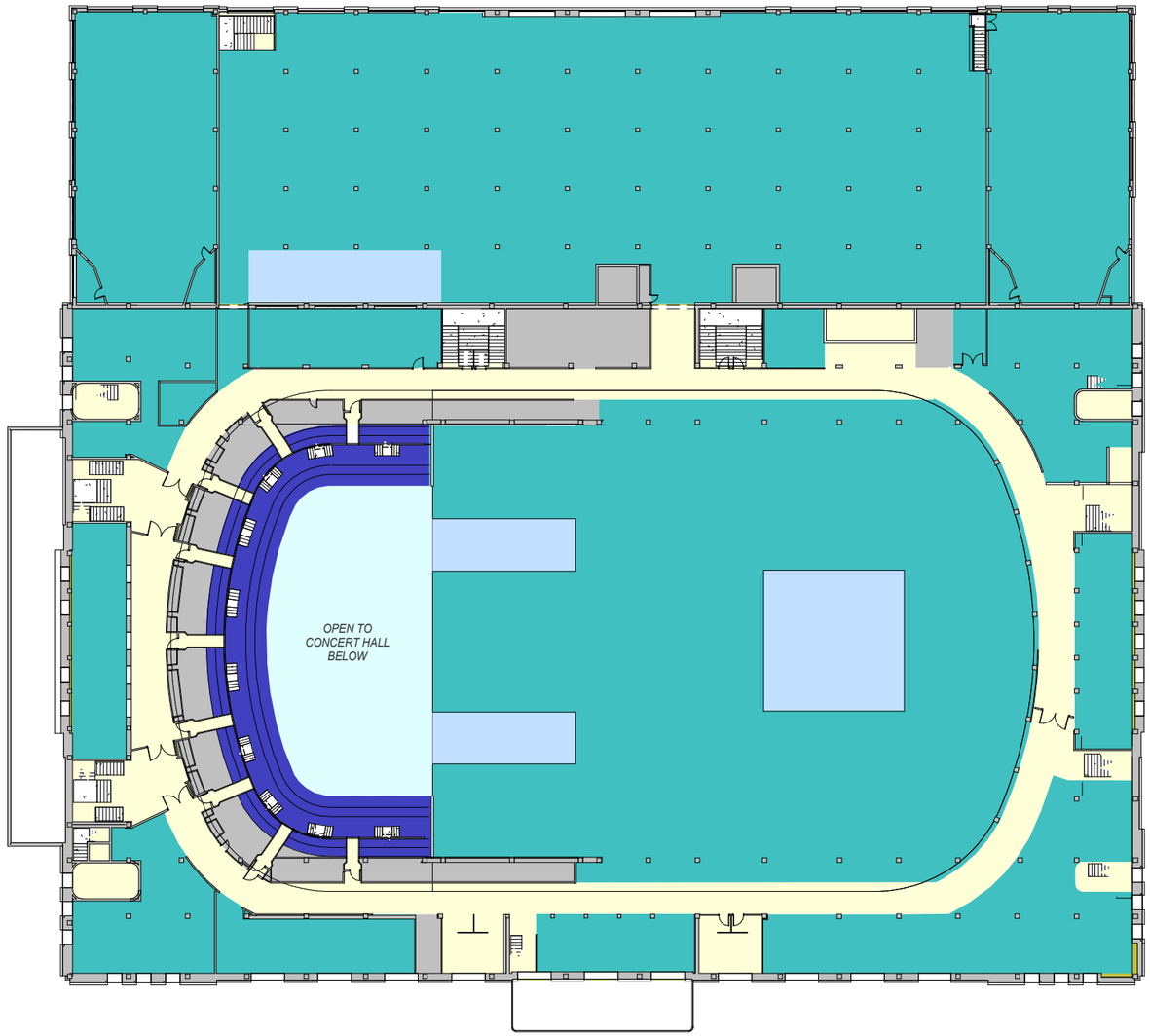
PROGRAMMED LOBBY SPACE INCLUDED IN CIRCULATION

AVAILABLE AREA DIAGRAM

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 1

SCALE: 1" - 40'-0"

APPENDIX E



Building Area Legend	TOTAL SF	
BUILDING CORE	4,208	
CIRCULATION	13,245	
CONCERT SEATING	3,366	
EXTERIOR WALLS	2,935	
LIGHTWELL	4,000	
NET SQUARE FEET	60,722	
OPEN CONCERT AREA		4,222
	88,476 GSF	4,222

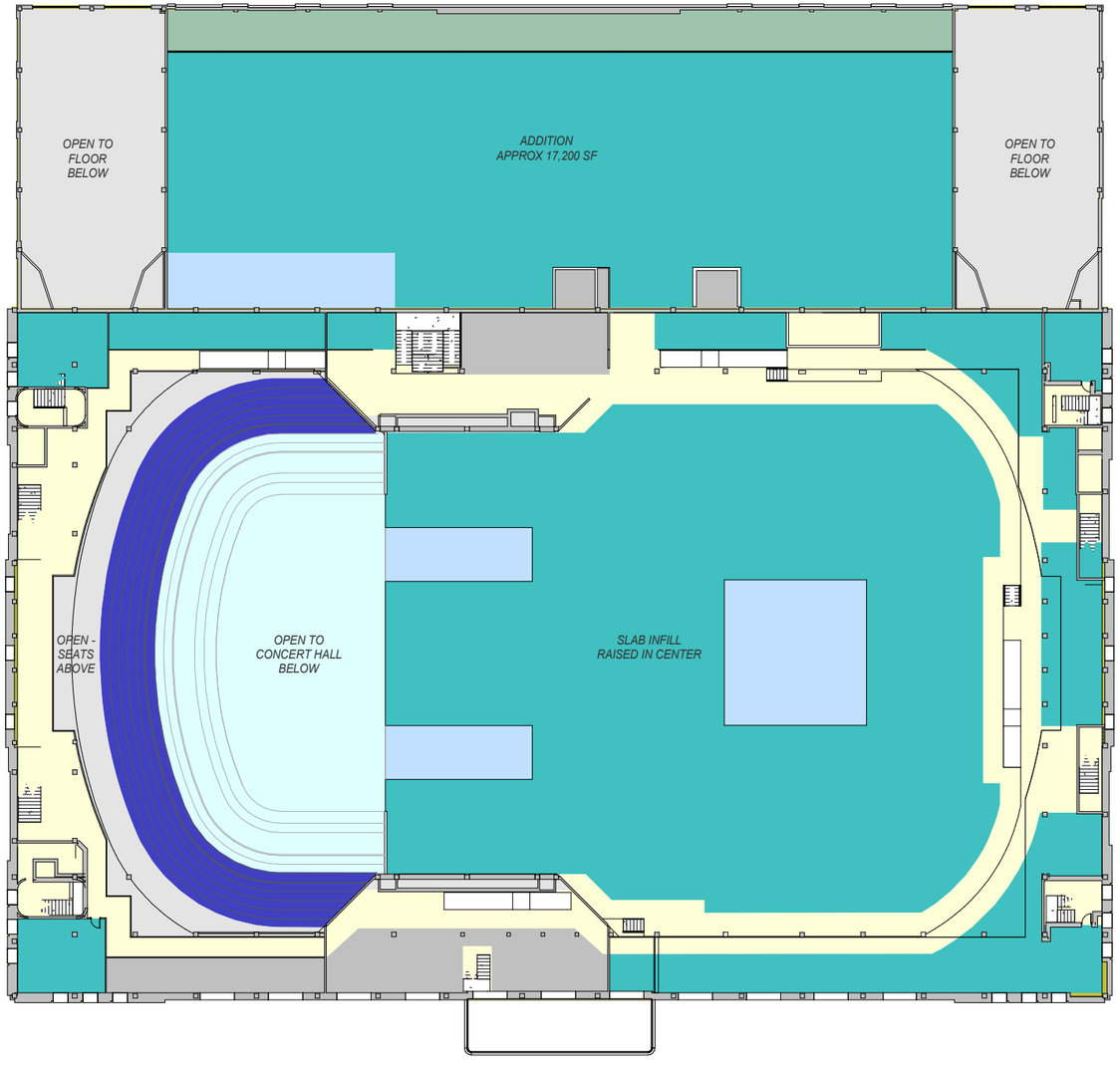
OPEN INTERIOR VOLUMES

AVAILABLE AREA DIAGRAM

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 2

SCALE: 1" - 40'-0"

APPENDIX E



Building Area Legend	TOTAL SF	
BUILDING CORE	3,132	
CIRCULATION	13,464	
CONCERT SEATING	3,712	
EXTERIOR WALLS	2,997	
LIGHTWELL	4,151	
NET SQUARE FEET	44,552	
OPEN AREA		10,340
OPEN CONCERT AREA		7,694
TERRACE		2,773
	72,008 GSF	20,807

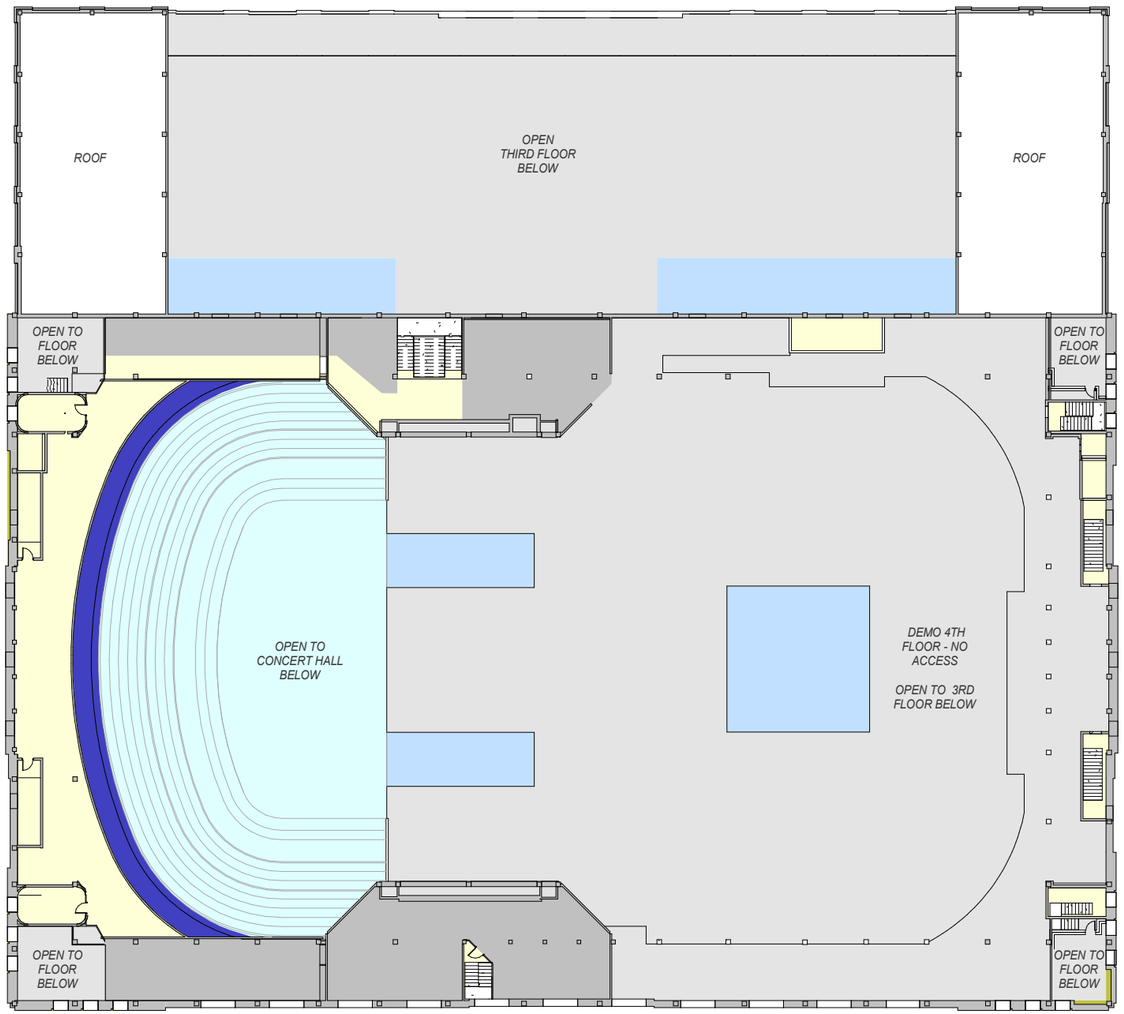
TERRACE AND OPEN INTERIOR VOLUMES

AVAILABLE AREA DIAGRAM

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 3

SCALE: 1" - 40'-0"

APPENDIX E



Building Area Legend	TOTAL SF	
BUILDING CORE	5,711	
CIRCULATION	6,326	
CONCERT SEATING	1,455	
EXTERIOR WALLS	2,439	
LIGHTWELL	5,591	
OPEN AREA		52,005
OPEN CONCERT AREA		11,568
	21,552 GSF	63,573

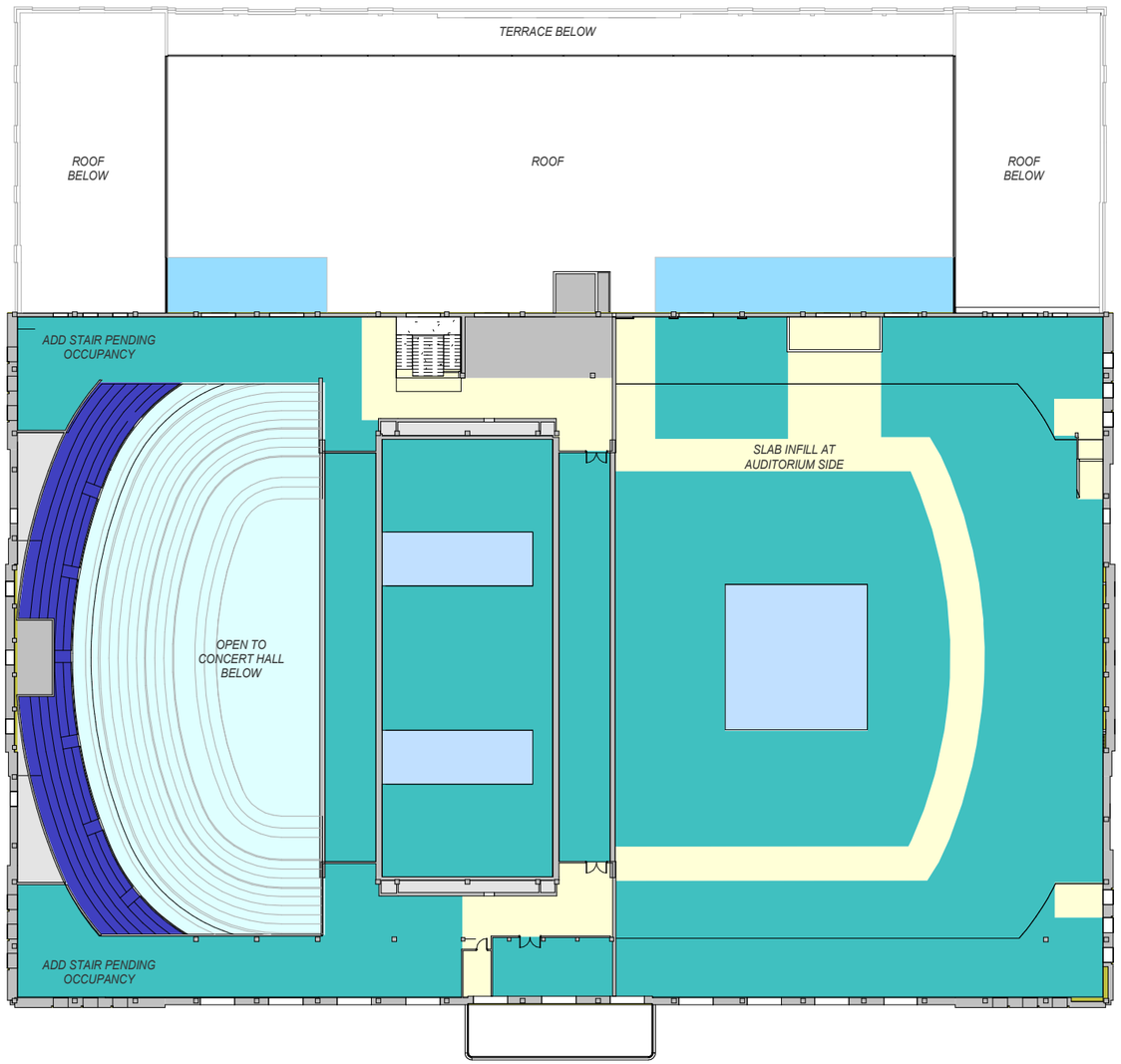
OPEN INTERIOR VOLUMES

AVAILABLE AREA DIAGRAM

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 4

SCALE: 1" - 40'-0"

APPENDIX E



Building Area Legend	TOTAL SF	
BUILDING CORE	1,205	
CIRCULATION	7,234	
CONCERT SEATING	2,536	
EXTERIOR WALLS	2,321	
LIGHTWELL	3,129	
NET SQUARE FEET	37,152	
OPEN AREA		1,075
OPEN CONCERT AREA		10,463
SKYLIGHT		2,146
	53,577 GSF	13,684

OPEN INTERIOR VOLUMES

AVAILABLE AREA DIAGRAM

CITY HALL MUNICIPAL AUDITORIUM - FLOOR 5

SCALE: 1" - 40'-0"

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE SUMMARY

Bid Item	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
1.1	Municipal Auditorium Core and Shell Improvements	312,320.00	SQ FT	$ 223.80	/SQ FT	$ 69,896,804	46.23%
1.2	Municipal Auditorium Interior Build Out	312,320.00	SQ FT	$ 164.24	/SQ FT	$ 51,294,303	33.92%
2.1	Annex Rooftop Addition Core and Shell	16,200.00	SQ FT	$ 201.39	/SQ FT	$ 3,262,450	2.16%
2.2	Annex Rooftop Addition Interior Build Out	16,200.00	SQ FT	$ 215.90	/SQ FT	$ 3,497,568	2.31%
3.0	Parking Garage	700.00	CARS	$ 27,702.71	/CARS	$ 19,391,897	12.82%
4.0	Surface Parking Item 4	125.00	CARS	$ 11,673.42	/CARS	$ 1,459,178	0.97%
5.0	Surface Parking Item 5	112.00	CARS	$ 10,336.16	/CARS	$ 1,157,650	0.76%
8.0	Campus Site Improvements/Pedestrian Walkway/Misc	4,640.00	SQ FT	$ 270.34	/SQ FT	$ 1,254,370	0.83%

Estimate Totals

Description	Amount	Totals	Rate			Percent of Total	
Labor						0	
Labor Burden			52.00	%		0	
Subtotal Labor with Burden	**0**	**0**				**0**	**0.00%**
Material	4,367,086					2.89%	
Equipment						0	
Material & Equip Sales Tax	411,379		9.42	%		0.27%	
Subtotal Mat & Equip with Tax	**4,778,465**	**4,778,465**				**3.16%**	**3.16%**
Subcontract	109,981,745					72.73%	
SUB RISK MANAGEMENT	989,836		0.90	%		0.66%	
Pre-Con Services (Separate Contract)	0					0	
Other						0	
Subtotal Subcontract	**110,971,581**	**115,750,046**				**73.39%**	**76.55%**
General Conditions By %	5,787,502		5.00	%		3.83%	
Subtotal	**5,787,502**	**121,537,548**				**3.83%**	**80.37%**
General Liability	1,215,375		1.00	%		0.80%	
Builders Risk Insurance	1,663,356		1.10	%		1.10%	
Building Permit (Plan Review fee excluded)	756,222		5.01	$ /	1,000	0.50%	
HDLC Permit (not required for City Project)						0.00%	
P & P Bond	1,058,500					0.70%	
Subtotal	**4,693,453**	**126,231,001**				**3.10%**	**83.48%**
Contingency	18,934,650		15.00	%		12.52%	
Subtotal	**12,607,569**	**138,683,256**				**12.52%**	**96.00%**
Contractor's Fee	6,048,569		4.00	%		4.00%	
Subtotal	**6,048,569**	**151,214,220**				**4.00%**	**100.00%**
TOTAL		**151,214,220**					

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - CSI SUMMARY

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
1.1		Municipal Auditorium Core and Shell Improvements						
	02-26-05	HAZARDOUS MATERIAL ASSESSMENT	312,320.00	SF	0.32	/SF	98,936	0.07%
	02-41-16	STRUCTURAL DEMOLITION	312,320.00	SF	5.04	/SF	1,575,184	1.04%
	02-41-19	SELECTIVE STRUCTURE DEMOLITION	312,320.00	SF	6.93	/SF	2,163,390	1.43%
	02-82-05	HAZARDOUS CONDITIONS ABATEMENT	312,320.00	SF	1.37	/SF	428,721	0.28%
	03-01-05	CONCRETE	312,320.00	SF	8.59	/SF	2,684,278	1.78%
	04-01-05	MAINTENANCE OF MASONRY	312,320.00	SF	2.40	/SF	750,158	0.50%
	04-21-05	CLAY UNIT MASONRY	312,320.00	SF	0.17	/SF	52,766	0.04%
	04-43-05	STONE MASONRY	312,320.00	SF	1.35	/SF	422,125	0.28%
	05-12-23	STRUCTURAL STEEL FRAMING	312,320.00	SF	18.11	/SF	5,655,239	3.74%
	05-31-05	STEEL DECKING	312,320.00	SF	1.48	/SF	461,277	0.31%
	05-50-05	METAL FABRICATIONS	312,320.00	SF	2.42	/SF	755,347	0.50%
	05-51-05	METAL STAIRS	312,320.00	SF	0.66	/SF	204,674	0.14%
	05-52-05	METAL RAILINGS	312,320.00	SF	1.12	/SF	348,863	0.23%
	07-52-05	MOD. BIT. MEMBRANE ROOFING	312,320.00	SF	5.70	/SF	1,781,206	1.18%
	08-13-19	BRONZE DOORS & FRAMES	312,320.00	SF	0.44	/SF	138,510	0.09%
	08-14-73	REPLACEMENT EXTERIOR WOOD DOORS	312,320.00	SF	0.21	/SF	65,957	0.04%
	08-44-05	CURTAIN WALL ASSEMBLIES	312,320.00	SF	15.29	/SF	4,774,430	3.16%
	08-51-13	EXISTING WINDOW REPLACEMENT	312,320.00	SF	6.44	/SF	2,010,597	1.33%
	08-62-05	SKYLIGHT REPLACEMENT	312,320.00	SF	0.34	/SF	105,531	0.07%
	08-63-05	NEW FRAMED SKYLIGHTS	312,320.00	SF	1.86	/SF	581,741	0.39%
	09-05-13	INT WALLS FINISHES DOORS ETC	312,320.00	SF	19.79	/SF	6,179,908	4.09%
	09-24-05	PORTLAND CEMENT PLASTERING	312,320.00	SF	5.00	/SF	1,560,703	1.03%
	10-14-05	SIGNAGE	312,320.00	SF	1.06	/SF	329,785	0.22%
	10-73-26	WALKWAY COVERS	312,320.00	SF	0.72	/SF	225,098	0.15%
	14-21-05	NEW ELEVATORS	312,320.00	SF	1.77	/SF	554,039	0.37%
	14-24-05	REPLACED ELEVATORS	312,320.00	SF	1.77	/SF	554,039	0.37%
	21-13-05	FIRE SPRINKLER SYSTEMS	312,320.00	SF	3.30	/SF	1,029,991	0.68%
	21-30-05	FIRE PUMPS	312,320.00	SF	0.63	/SF	197,871	0.13%
	22-02-05	PLUMBING & HVAC	312,320.00	SF	58.55	/SF	18,284,868	12.09%
	26-05-05	ELECTRICAL	312,320.00	SF	44.73	/SF	13,969,937	9.24%
	28-31-05	FIRE DETECTION & ALARM SYSTEMS	312,320.00	SF	0.34	/SF	105,531	0.07%
	31-62-05	DRIVEN PILES	312,320.00	SF	3.77	/SF	1,176,977	0.78%
	32-13-20	CONCRETE WALKS	312,320.00	SF	0.13	/SF	40,017	0.03%
	32-90-05	LANDSCAPING	312,320.00	SF	0.53	/SF	164,893	0.11%
	33-41-13	SITE DRAINAGE	312,320.00	SF	0.06	/SF	19,787	0.01%
	33-47-26	SITE DRAINAGE RETENTION SYSTEMS	312,320.00	SF	1.42	/SF	444,432	0.29%
		1.1 Municipal Auditorium Core and Shell Improvements	**312,320.00**	**SQ FT**	**223.80**	**/SQ FT**	**69,896,804**	**46.22%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - CSI SUMMARY

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
1.2		**Municipal Auditorium Interior Build Out**						
	09-05-13	INT WALLS FINISHES DOORS ETC	312,320.00	SF	134.03	/SF	41,858,958	27.68%
	12-61-05	FIXED AUDIENCE SEATING	312,320.00	SF	2.35	/SF	732,776	0.49%
	21-13-05	FIRE SPRINKLER SYSTEMS	312,320.00	SF	1.32	/SF	411,997	0.27%
	22-02-05	PLUMBING & HVAC	312,320.00	SF	9.23	/SF	2,883,976	1.91%
	26-05-05	ELECTRICAL	312,320.00	SF	10.55	/SF	3,295,972	2.18%
	27-20-05	DATA COMMUNICATIONS	312,320.00	SF	1.27	/SF	395,742	0.26%
	27-41-16	INTEGRATED AUDIO-VISUAL SYSTEMS	312,320.00	SF	2.96	/SF	923,398	0.61%
	28-10-05	ELEC. ACCESS CONTROL	312,320.00	SF	1.06	/SF	329,785	0.22%
	28-16-05	INTRUSION DETECTION	312,320.00	SF	1.48	/SF	461,699	0.31%
		1.2 Municipal Auditorium Interior Build Out	**312,320.00**	**SQ FT**	**164.24**	**/SQ FT**	**51,294,303**	**33.92%**
2.1		**Annex Rooftop Addition Core and Shell**						
	05-12-23	STRUCTURAL STEEL FRAMING	16,200.00	SF	61.76	/SF	1,000,510	0.66%
	07-76-05	ROOF PAVERS	16,200.00	SF	15.27	/SF	247,455	0.16%
	08-44-05	CURTAIN WALL ASSEMBLIES	16,200.00	SF	20.14	/SF	326,250	0.22%
	21-13-05	FIRE SPRINKLER SYSTEMS	16,200.00	SF	3.30	/SF	53,425	0.04%
	22-02-05	PLUMBING & HVAC	16,200.00	SF	60.68	/SF	983,023	0.65%
	26-05-05	ELECTRICAL	16,200.00	SF	40.23	/SF	651,787	0.43%
		2.1 Annex Rooftop Addition Core and Shell	**16,200.00**	**SQ FT**	**201.39**	**/SQ FT**	**3,262,450**	**2.16%**
2.2		**Annex Rooftop Addition Interior Build Out**						
	09-05-13	INT WALLS FINISHES DOORS ETC	16,200.00	SF	138.51	/SF	2,243,858	1.48%
	11-40-00	FOOD SERVICE EQUIPMENT	16,200.00	SF	21.99	/SF	356,168	0.24%
	21-13-05	FIRE SPRINKLER SYSTEMS	16,200.00	SF	3.96	/SF	64,110	0.04%
	22-02-05	PLUMBING & HVAC	16,200.00	SF	27.70	/SF	448,772	0.30%
	26-05-05	ELECTRICAL	16,200.00	SF	23.74	/SF	384,661	0.25%
		2.2 Annex Rooftop Addition Interior Build Out	**16,200.00**	**SQ FT**	**215.90**	**/SQ FT**	**3,497,568**	**2.31%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - CSI SUMMARY

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
3.0		**Parking Garage**						
	02-41-13	SITE DEMOLITION	221,250.00	SF	0.15	/SF	32,978	0.02%
	03-01-05	CONCRETE	221,250.00	SF	11.68	/SF	2,584,196	1.71%
	03-41-05	PRE-CAST STRUCTURAL CONCRETE	221,250.00	SF	46.17	/SF	10,215,092	6.76%
	05-15-16	WIRE ROPE ASSEMBLIES	221,250.00	SF	0.61	/SF	135,344	0.09%
	05-50-05	METAL FABRICATIONS	221,250.00	SF	0.89	/SF	197,871	0.13%
	05-51-05	METAL STAIRS	221,250.00	SF	1.54	/SF	341,123	0.23%
	08-11-13	HOLLOW METAL DOORS & FRAMES	221,250.00	SF	0.15	/SF	33,943	0.02%
	08-81-05	GLASS GLAZING	221,250.00	SF	0.45	/SF	100,157	0.07%
	09-05-13	INT WALLS FINISHES DOORS ETC	221,250.00	SF	1.43	/SF	316,594	0.21%
	10-73-26	WALKWAY COVERS	221,250.00	SF	0.89	/SF	195,892	0.13%
	14-21-05	NEW ELEVATORS	221,250.00	SF	1.67	/SF	369,359	0.24%
	22-02-05	PLUMBING & HVAC	221,250.00	SF	2.97	/SF	656,684	0.43%
	26-05-05	ELECTRICAL	221,250.00	SF	6.04	/SF	1,336,718	0.88%
	31-23-23	FILL	221,250.00	SF	0.31	/SF	68,947	0.05%
	31-62-05	DRIVEN PILES	221,250.00	SF	8.21	/SF	1,817,116	1.20%
	32-13-13	CONCRETE PAVING	221,250.00	SF	1.15	/SF	255,122	0.17%
	32-13-20	CONCRETE WALKS	221,250.00	SF	0.16	/SF	34,825	0.02%
	32-17-23	PAVEMENT MARKINGS	221,250.00	SF	0.11	/SF	25,393	0.02%
	32-90-05	LANDSCAPING	221,250.00	SF	1.79	/SF	395,742	0.26%
	33-41-13	SITE DRAINAGE	221,250.00	SF	0.30	/SF	65,957	0.04%
	33-47-26	SITE DRAINAGE RETENTION SYSTEMS	221,250.00	SF	0.96	/SF	212,843	0.14%
		3.0 Parking Garage	**700.00**	**cars**	**27,702.71**	**/cars**	**19,391,897**	**12.82%**
4.0		**Surface Parking Item 4**						
	10-73-26	WALKWAY COVERS			0	/SF	118,248	0.08%
	26-56-05	EXTERIOR LIGHTING			0	/SF	111,028	0.07%
	32-13-13	CONCRETE PAVING			0	/SF	713,694	0.47%
	32-13-20	CONCRETE WALKS			0	/SF	21,022	0.01%
	32-17-23	PAVEMENT MARKINGS			0	/SF	4,122	0.00%
	32-90-05	LANDSCAPING			0	/SF	197,871	0.13%
	33-41-13	SITE DRAINAGE			0	/SF	32,979	0.02%
	33-47-26	SITE DRAINAGE RETENTION SYSTEMS			0	/SF	260,214	0.17%
		4.0 Surface Parking Item 4	**125.00**	**cars**	**11,673.42**	**/cars**	**1,459,178**	**0.97%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - CSI SUMMARY

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
5.0		**Surface Parking Item 5**						
	10-73-26	WALKWAY COVERS			0	/SF	122,522	0.08%
	26-56-05	EXTERIOR LIGHTING			0	/SF	148,023	0.10%
	32-13-13	CONCRETE PAVING			0	/SF	491,261	0.33%
	32-13-20	CONCRETE WALKS			0	/SF	21,782	0.01%
	32-17-23	PAVEMENT MARKINGS			0	/SF	3,694	0.00%
	32-90-05	LANDSCAPING			0	/SF	164,893	0.11%
	33-41-13	SITE DRAINAGE			0	/SF	26,383	0.02%
	33-47-26	SITE DRAINAGE RETENTION SYSTEMS			0	/SF	179,093	0.12%
		5.0 Surface Parking Item 5	**112.00**	**cars**	**10,336.16**	**/cars**	**1,157,650**	**0.77%**
8.0		**Campus Site Improvements/Pedestrian Walkway/Misc**						
	10-73-26	WALKWAY COVERS			0	/SF	305,829	0.20%
	12-93-05	SITE FURNISHINGS			0	/SF	329,785	0.22%
	32-13-20	CONCRETE WALKS			0	/SF	48,966	0.03%
	32-90-05	LANDSCAPING			0	/SF	197,871	0.13%
	33-41-13	SITE DRAINAGE			0	/SF	19,787	0.01%
	33-47-26	SITE DRAINAGE RETENTION SYSTEMS			0	/SF	22,346	0.02%
	34-41-05	ROADWAY SIGNALING & CONTROL			0	/SF	329,785	0.22%
		8.0 Campus Site Improvements/Pedestrian Walkway/Misc	**4,640.00**	**sq ft**	**270.34**	**/sq ft**	**1,254,370**	**0.83%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
1.1		**Municipal Auditorium Core and Shell Improvements**						
	02-26-05	**HAZARDOUS MATERIAL ASSESSMENT**						
		Hazardous Material Assessment	1.00	LS	98,935.53	/LS	98,936	0.07%
		HAZARDOUS MATERIAL ASSESSMENT	**312,320.00**	**SF**	**0.32**	**/SF**	**98,936**	**0.07%**
	02-41-16	**STRUCTURAL DEMOLITION**						
		Demo first floor slab and basement slab	49,070.00	SF	7.91	/SF	388,381	0.26%
		Demo Annex Bridge Structure	6,898.00	SF	13.19	/SF	90,994	0.06%
		Demo Annex Stair and Elevator Add ons	7,179.00	SF	7.91	/SF	56,821	0.04%
		Demo Roof Clay Tile Deck	66,500.00	SF	7.91	/SF	526,337	0.35%
		Demo Auditorium Side Seating Structure	13,354.00	SF	26.38	/SF	352,316	0.23%
		Demo Auditorium Side Fourth Floor Structure	8,103.00	SF	19.79	/SF	160,335	0.11%
		STRUCTURAL DEMOLITION	**312,320.00**	**SF**	**5.04**	**/SF**	**1,575,184**	**1.04%**
	02-41-19	**SELECTIVE STRUCTURE DEMOLITION**						
		Demo Building Interior Sub /sf	328,000.00	SF	6.60	/SF	2,163,390	1.43%
		SELECTIVE STRUCTURE DEMOLITION	**312,320.00**	**SF**	**6.93**	**/SF**	**2,163,390**	**1.43%**
	02-82-05	**HAZARDOUS CONDITIONS ABATEMENT**						
		Flooring Asbestos Abatement /sf	50,000.00	SF	3.96	/SF	197,871	0.13%
		Piping Insulation Abatement /lf	10,000.00	LF	13.19	/LF	131,914	0.09%
		Lead Paint Abatement /sf	50,000.00	SF	1.98	/SF	98,936	0.07%
		HAZARDOUS CONDITIONS ABATEMENT	**312,320.00**	**SF**	**1.37**	**/SF**	**428,721**	**0.28%**
	03-01-05	**CONCRETE**						
		Concrete Foundations Sub /sf	24,535.00	SF	19.79	/SF	485,477	0.32%
		Concrete Elevator Pits Sub /ea	5.00	EA	15,829.68	/EA	79,148	0.05%
		Concrete Slab on Grade Sub /sf BASEMENT	24,535.00	SF	14.51	/SF	356,016	0.24%
		Concrete Slab on Grade Sub /sf RAMP INFILL	2,880.00	SF	14.51	/SF	41,790	0.03%
		Concrete Slab on Metal Deck Sub /sf 1st floor	24,535.00	SF	11.87	/SF	291,286	0.19%
		Concrete Slab on Metal Deck Sub /sf 2nd floor	24,535.00	SF	11.87	/SF	291,286	0.19%
		Concrete Slab on Metal Deck Sub /sf 3rd floor	32,176.00	SF	11.87	/SF	382,002	0.25%
		Concrete Slab on Metal Deck Sub /sf 5th floor FLYLOFT	6,958.00	SF	11.87	/SF	82,607	0.06%
		Concrete Slab on Metal Deck Sub /sf 5th floor MAIN INFILL	28,292.00	SF	11.87	/SF	335,890	0.22%
		Concrete Slab on Metal Deck Sub /sf 2nd floor RAMP INFILL	24,535.00	SF	11.87	/SF	291,286	0.19%
		Concrete Patch at New Openings Sub /sf	1,200.00	SF	39.57	/SF	47,489	0.03%
		CONCRETE	**312,320.00**	**SF**	**8.59**	**/SF**	**2,684,278**	**1.78%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
1.1	04-01-05	MAINTENANCE OF MASONRY						
		Destructive Investigation of Limestone	1.00	LS	39,574.21	/LS	39,574	0.03%
		Power Wash Masonry	60,840.00	SF	1.32	/SF	80,256	0.05%
		Power Wash Masonry	2,000.00	SF	1.32	/SF	2,638	0.00%
		Power Wash Masonry	17,957.00	SF	1.32	/SF	23,688	0.02%
		Cut & Re-point	60,840.00	SF	3.96	/SF	240,769	0.16%
		Cut & Re-point	2,000.00	SF	3.96	/SF	7,915	0.01%
		Cut & Re point	17,957.00	SF	19.79	/SF	355,317	0.24%
		MAINTENANCE OF MASONRY	**312,320.00**	**SF**	**2.40**	**/SF**	**750,158**	**0.50%**
	04-21-05	CLAY UNIT MASONRY						
		Infill Missing Walls	1.00	LS	52,765.62	/LS	52,766	0.04%
		CLAY UNIT MASONRY	**312,320.00**	**SF**	**0.17**	**/SF**	**52,766**	**0.04%**
	04-43-05	STONE MASONRY						
		Replace 5% of Limestone and Granite.	3,200.00	SF	131.91	/SF	422,125	0.28%
		STONE MASONRY	**312,320.00**	**SF**	**1.35**	**/SF**	**422,125**	**0.28%**
	05-12-23	STRUCTURAL STEEL FRAMING						
		Floor Structure Tons /sf 1st floor	184.01	TON	6,472.60	/TON	1,191,023	0.79%
		Floor Structure Tons /sf 2nd floor	184.01	TON	6,472.60	/TON	1,191,023	0.79%
		Floor Structure Tons /sf 3rd floor	241.32	TON	6,472.60	/TON	1,561,968	1.03%
		Floor Structure Tons /sf 5th floor	264.38	TON	6,472.60	/TON	1,711,226	1.13%
		STRUCTURAL STEEL FRAMING	**312,320.00**	**SF**	**18.11**	**/SF**	**5,655,239**	**3.74%**
	05-31-05	STEEL DECKING						
		Replace Existing Clay Tile Roof Metal Deck	588.00	SQ	693.65	/SQ	407,866	0.27%
		Replace Existing Clay Tile Roof Metal Deck	77.00	SQ	693.65	/SQ	53,411	0.04%
		STEEL DECKING	**312,320.00**	**SF**	**1.48**	**/SF**	**461,277**	**0.31%**
	05-50-05	METAL FABRICATIONS						
		Misc Steel Item Allowance	1.00	EA	755,347.14	/EA	755,347	0.50%
		METAL FABRICATIONS	**312,320.00**	**SF**	**2.42**	**/SF**	**755,347**	**0.50%**
	05-51-05	METAL STAIRS						
		Additional Stair Flights (Floor to Floor) w/ Rails	6.00	EA	34,112.34	/EA	204,674	0.14%
		METAL STAIRS	**312,320.00**	**SF**	**0.66**	**/SF**	**204,674**	**0.14%**
	05-52-05	METAL RAILINGS						
		Stairway Railings /flt	46.00	EA	6,772.54	/EA	311,537	0.21%
		Wall Mounted Handrail Sub /lf	644.00	LF	57.96	/LF	37,326	0.03%
		METAL RAILINGS	**312,320.00**	**SF**	**1.12**	**/SF**	**348,863**	**0.23%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
1.1	07-52-05	MOD. BIT. MEMBRANE ROOFING						
		Two-Ply Modified Bitumen Roof A	58,800.00	SF	24.40	/SF	1,434,961	0.95%
		Two-Ply Modified Bitumen Roof B	7,700.00	SF	24.40	/SF	187,912	0.12%
		Two-Ply Modified Bitumen Roof C	1,000.00	SF	24.40	/SF	24,404	0.02%
		Two-Ply Modified Bitumen Roof I	3,500.00	SF	24.40	/SF	85,414	0.06%
		Two-Ply Modified Bitumen Roof J	188.00	SF	24.40	/SF	4,588	0.00%
		Two-Ply Modified Bitumen Porte Cochere D	900.00	SF	24.40	/SF	21,964	0.02%
		Two-Ply Modified Bitumen Porte Cochere E	900.00	SF	24.40	/SF	21,964	0.02%
		MOD. BIT. MEMBRANE ROOFING	**312,320.00**	**SF**	**5.70**	**/SF**	**1,781,206**	**1.18%**
	08-13-19	BRONZE DOORS & FRAMES						
		Refurbish and Reinstall Exterior Doors	30.00	EA	4,616.99	/EA	138,510	0.09%
		BRONZE DOORS & FRAMES	**312,320.00**	**SF**	**0.44**	**/SF**	**138,510**	**0.09%**
	08-14-73	REPLACEMENT EXTERIOR WOOD DOORS						
		New exterior doors section A	5.00	EA	6,595.70	/EA	32,979	0.02%
		New exterior doors sections I,J,K	5.00	EA	6,595.70	/EA	32,979	0.02%
		REPLACEMENT EXTERIOR WOOD DOORS	**312,320.00**	**SF**	**0.21**	**/SF**	**65,957**	**0.04%**
	08-44-05	CURTAIN WALL ASSEMBLIES						
		Curtain Wall at Light Wells Mun Aud	32,160.00	SF	118.72	/SF	3,818,120	2.53%
		Curtain Wall at Light Wells Annex	8,055.00	SF	118.72	/SF	956,311	0.63%
		CURTAIN WALL ASSEMBLIES	**312,320.00**	**SF**	**15.29**	**/SF**	**4,774,430**	**3.16%**
	08-51-13	EXISTING WINDOW REPLACEMENT						
		Aluminum Window Type A	2,823.70	SF	179.86	/SF	507,869	0.34%
		Aluminum Window Type B	605.00	SF	164.89	/SF	99,760	0.07%
		Aluminum Window Type C	1,793.86	SF	171.25	/SF	307,195	0.20%
		Aluminum Window Type D	519.60	SF	171.37	/SF	89,042	0.06%
		Aluminum Window Type E	183.15	SF	173.31	/SF	31,742	0.02%
		Aluminum Window Type F	183.70	SF	148.11	/SF	27,207	0.02%
		Aluminum Window Type G	68.09	SF	196.16	/SF	13,356	0.01%
		Aluminum Window Type H	112.49	SF	178.09	/SF	20,034	0.01%
		Aluminum Window Type I	223.86	SF	165.73	/SF	37,101	0.03%
		Aluminum Window Type J	128.17	SF	173.68	/SF	22,260	0.02%
		Aluminum Window Type K	201.42	SF	163.73	/SF	32,979	0.02%
		Aluminum Window Type L	98.18	SF	167.95	/SF	16,489	0.01%
		Aluminum Window Type M	42.61	SF	156.73	/SF	6,678	0.00%
		Aluminum Window Type T1	39.60	SF	149.90	/SF	5,936	0.00%
		Aluminum Window Type T2	5.08	SF	194.76	/SF	989	0.00%
		Aluminum Window Type U	27.30	SF	165.38	/SF	4,515	0.00%
		Aluminum Window Type V	37.95	SF	160.76	/SF	6,101	0.00%

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
1.1		Aluminum Window Type W	777.65	SF	160.30	/SF	124,659	0.08%
		Aluminum Window Type X	1,066.15	SF	162.39	/SF	173,137	0.11%
		Aluminum Window Type Y	2,348.86	SF	161.11	/SF	378,428	0.25%
		Aluminum Window Type Z	644.81	SF	163.02	/SF	105,119	0.07%
		EXISTING WINDOW REPLACEMENT	**312,320.00**	**SF**	**6.44**	**/SF**	**2,010,597**	**1.33%**
	08-62-05	**SKYLIGHT REPLACEMENT**						
		Restore/Replace Skylights section A	2.00	EA	26,382.81	/EA	52,766	0.04%
		Restore/Replace Skylights section B	2.00	EA	26,382.81	/EA	52,766	0.04%
		SKYLIGHT REPLACEMENT	**312,320.00**	**SF**	**0.34**	**/SF**	**105,531**	**0.07%**
	08-63-05	**NEW FRAMED SKYLIGHTS**						
		Skylights at Light Wells	2,520.00	SF	230.85	/SF	581,741	0.39%
		NEW FRAMED SKYLIGHTS	**312,320.00**	**SF**	**1.86**	**/SF**	**581,741**	**0.39%**
	09-05-13	**INT WALLS FINISHES DOORS ETC**						
		Interior Finish Allowance / sf	312,320.00	SF	19.79	/SF	6,179,908	4.09%
		INT WALLS FINISHES DOORS ETC	**312,320.00**	**SF**	**19.79**	**/SF**	**6,179,908**	**4.09%**
	09-24-05	**PORTLAND CEMENT PLASTERING**						
		Stucco Soffits Repair Allowance	1.00	LS	6,595.70	/LS	6,596	0.00%
		Clean and Repair Stucco A per intertek	4,250.00	SF	19.79	/SF	84,095	0.06%
		Clean and Repair Stucco B per intertek	7,700.00	SF	19.79	/SF	152,361	0.10%
		Clean and Repair Stucco features at main ceiling	210,000.00	SF	2.64	/SF	554,039	0.37%
		Clean and Repair Stucco A Additional Areas	35,000.00	SF	19.79	/SF	692,549	0.46%
		Remove Stucco to original brick per intertek	17,957.00	SF	3.96	/SF	71,063	0.05%
		PORTLAND CEMENT PLASTERING	**312,320.00**	**SF**	**5.00**	**/SF**	**1,560,703**	**1.03%**
	10-14-05	**SIGNAGE**						
		Signage Budget	1.00	LS	329,785.06	/LS	329,785	0.22%
		SIGNAGE	**312,320.00**	**SF**	**1.06**	**/SF**	**329,785**	**0.22%**
	10-73-26	**WALKWAY COVERS**						
		Metal Walkway Covers Sub	3,792.00	SF	59.36	/SF	225,098	0.15%
		WALKWAY COVERS	**312,320.00**	**SF**	**0.72**	**/SF**	**225,098**	**0.15%**
	14-21-05	**NEW ELEVATORS**						
		Electric Elevator - 5 Floors	3.00	EA	184,679.63	/EA	554,039	0.37%
		NEW ELEVATORS	**312,320.00**	**SF**	**1.77**	**/SF**	**554,039**	**0.37%**
	14-24-05	**REPLACED ELEVATORS**						
		Elevator Restore/Modernize	3.00	LS	184,679.63	/LS	554,039	0.37%
		REPLACED ELEVATORS	**312,320.00**	**SF**	**1.77**	**/SF**	**554,039**	**0.37%**
	21-13-05	**FIRE SPRINKLER SYSTEMS**						

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
1.1		Interior Sprinkler Sys. Shell / sf	312,322.00	SF	3.30	/SF	1,029,991	0.68%
		FIRE SPRINKLER SYSTEMS	**312,320.00**	**SF**	**3.30**	**/SF**	**1,029,991**	**0.68%**
	21-30-05	**FIRE PUMPS**						
		Fire Pump Allowance	312,322.00	EA	0.63	/EA	197,871	0.13%
		FIRE PUMPS	**312,320.00**	**SF**	**0.63**	**/SF**	**197,871**	**0.13%**
	22-02-05	**PLUMBING & HVAC**						
		Plumbing & HVAC Budget	312,322.00	LS	58.54	/LS	18,284,868	12.09%
		PLUMBING & HVAC	**312,320.00**	**SF**	**58.55**	**/SF**	**18,284,868**	**12.09%**
	26-05-05	**ELECTRICAL**						
		Electrical Budget Commercial / sf	312,322.00	SF	44.73	/SF	13,969,937	9.24%
		ELECTRICAL	**312,320.00**	**SF**	**44.73**	**/SF**	**13,969,937**	**9.24%**
	28-31-05	**FIRE DETECTION & ALARM SYSTEMS**						
		Fire Alarm System Budget	1.00	LS	105,531.22	/LS	105,531	0.07%
		FIRE DETECTION & ALARM SYSTEMS	**312,320.00**	**SF**	**0.34**	**/SF**	**105,531**	**0.07%**
	31-62-05	**DRIVEN PILES**						
		Pile Driving Budget	168,446.00	SF	6.60	/SF	1,111,019	0.74%
		Pile Load Test Allowance	1.00	LS	65,957.03	/LS	65,957	0.04%
		DRIVEN PILES	**312,320.00**	**SF**	**3.77**	**/SF**	**1,176,977**	**0.78%**
	32-13-20	**CONCRETE WALKS**						
		Concrete Walks to building	3,792.00	SF	10.55	/SF	40,017	0.03%
		CONCRETE WALKS	**312,320.00**	**SF**	**0.13**	**/SF**	**40,017**	**0.03%**
	32-90-05	**LANDSCAPING**						
		Landscape Allowance	1.00	LS	164,892.53	/LS	164,893	0.11%
		LANDSCAPING	**312,320.00**	**SF**	**0.53**	**/SF**	**164,893**	**0.11%**
	33-41-13	**SITE DRAINAGE**						
		Storm Drainage Allowance	1.00	LS	19,787.10	/LS	19,787	0.01%
		SITE DRAINAGE	**312,320.00**	**SF**	**0.06**	**/SF**	**19,787**	**0.01%**
	33-47-26	**SITE DRAINAGE RETENTION SYSTEMS**						
		Modular Buried water Storage Units	9,626.00	CF	46.17	/CF	444,432	0.29%
		SITE DRAINAGE RETENTION SYSTEMS	**312,320.00**	**SF**	**1.42**	**/SF**	**444,432**	**0.29%**
		1.1 Municipal Auditorium Core and Shell Improvements	**312,320.00**	**SQ FT**	**223.80**	**/SQ FT**	**69,896,804**	**46.22%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
1.2		**Municipal Auditorium Interior Build Out**						
	09-05-13	**INT WALLS FINISHES DOORS ETC**						
		Interior Finish Allowance / sf	312,320.00	sf	131.91	/sf	41,199,388	27.25%
		Interior Finish Specialty Millwork/Finish areas	10.00	sf	65,957.01	/sf	659,570	0.44%
		INT WALLS FINISHES DOORS ETC	**312,320.00**	**SF**	**134.03**	**/SF**	**41,858,958**	**27.68%**
	12-61-05	**FIXED AUDIENCE SEATING**						
		Chamber Member Seats	200.00	ea	395.74	/ea	79,148	0.05%
		Chamber Audience Seats	2,600.00	ea	251.40	/ea	653,627	0.43%
		FIXED AUDIENCE SEATING	**312,320.00**	**SF**	**2.35**	**/SF**	**732,776**	**0.49%**
	21-13-05	**FIRE SPRINKLER SYSTEMS**						
		Interior Sprinkler Sys./ sf	312,322.00	sf	1.32	/sf	411,997	0.27%
		FIRE SPRINKLER SYSTEMS	**312,320.00**	**SF**	**1.32**	**/SF**	**411,997**	**0.27%**
	22-02-05	**PLUMBING & HVAC**						
		Plumbing & HVAC Budget	312,322.00	sf	9.23	/sf	2,883,976	1.91%
		PLUMBING & HVAC	**312,320.00**	**SF**	**9.23**	**/SF**	**2,883,976**	**1.91%**
	26-05-05	**ELECTRICAL**						
		Electrical Budget Commercial / sf	312,322.00	sf	10.55	/sf	3,295,972	2.18%
		ELECTRICAL	**312,320.00**	**SF**	**10.55**	**/SF**	**3,295,972**	**2.18%**
	27-20-05	**DATA COMMUNICATIONS**						
		Communications System Budget	1.00	ls	395,742.09	/ls	395,742	0.26%
		DATA COMMUNICATIONS	**312,320.00**	**SF**	**1.27**	**/SF**	**395,742**	**0.26%**
	27-41-16	**INTEGRATED AUDIO-VISUAL SYSTEMS**						
		Audio Visual Systems at Press rooms	1.00	ls	131,914.02	/ls	131,914	0.09%
		Audio Visual Systems at City Council Chambers	1.00	ls	659,570.10	/ls	659,570	0.44%
		Audio Visual Systems at Homeland Security	1.00	ls	131,914.05	/ls	131,914	0.09%
		INTEGRATED AUDIO-VISUAL SYSTEMS	**312,320.00**	**SF**	**2.96**	**/SF**	**923,398**	**0.61%**
	28-10-05	**ELEC. ACCESS CONTROL**						
		Elec. Access Control Budget	1.00	ls	329,785.06	/ls	329,785	0.22%
		ELEC. ACCESS CONTROL	**312,320.00**	**SF**	**1.06**	**/SF**	**329,785**	**0.22%**
	28-16-05	**INTRUSION DETECTION**						
		CCTV System Budget	1.00	ls	461,699.08	/ls	461,699	0.31%
		INTRUSION DETECTION	**312,320.00**	**SF**	**1.48**	**/SF**	**461,699**	**0.31%**
		1.2 Municipal Auditorium Interior Build Out	**312,320.00**	**sq ft**	**164.24**	**/sq ft**	**51,294,303**	**33.92%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
2.1		**Annex Rooftop Addition Core and Shell**						
	05-12-23	**STRUCTURAL STEEL FRAMING**						
		Roof Structure Tons /sf Elev Over Run	15.00	ton	6,168.37	/ton	92,526	0.06%
		Reinforce Existing Annex for addition	50.00	ton	6,168.37	/ton	308,418	0.20%
		Roof Structure Tons /sf at addition	97.20	ton	6,168.37	/ton	599,566	0.40%
		STRUCTURAL STEEL FRAMING	**16,200.00**	**SF**	**61.76**	**/SF**	**1,000,510**	**0.66%**
	07-76-05	**ROOF PAVERS**						
		Concrete Roof Pavers w/Pedestals Sub /sf	4,078.00	sf	60.68	/sf	247,455	0.16%
		ROOF PAVERS	**16,200.00**	**SF**	**15.27**	**/SF**	**247,455**	**0.16%**
	08-44-05	**CURTAIN WALL ASSEMBLIES**						
		Curtain Wall at Annex Addition	2,748.00	sf	118.72	/sf	326,250	0.22%
		CURTAIN WALL ASSEMBLIES	**16,200.00**	**SF**	**20.14**	**/SF**	**326,250**	**0.22%**
	21-13-05	**FIRE SPRINKLER SYSTEMS**						
		Fire protection, government building	16,200.00	sf	3.30	/sf	53,425	0.04%
		FIRE SPRINKLER SYSTEMS	**16,200.00**	**SF**	**3.30**	**/SF**	**53,425**	**0.04%**
	22-02-05	**PLUMBING & HVAC**						
		Plumbing & HVAC Budget	16,200.00	ls	60.68	/ls	983,023	0.65%
		PLUMBING & HVAC	**16,200.00**	**SF**	**60.68**	**/SF**	**983,023**	**0.65%**
	26-05-05	**ELECTRICAL**						
		Electrical Budget Commercial / sf	16,200.00	sf	40.23	/sf	651,787	0.43%
		ELECTRICAL	**16,200.00**	**SF**	**40.23**	**/SF**	**651,787**	**0.43%**
		2.1 Annex Rooftop Addition Core and Shell	**16,200.00**	**sq ft**	**201.39**	**/sq ft**	**3,262,450**	**2.16%**
2.2		**Annex Rooftop Addition Interior Build Out**						
	09-05-13	**INT WALLS FINISHES DOORS ETC**						
		Interior Finish Allowance / sf	13,500.00	sf	131.91	/sf	1,780,839	1.18%
		Interior Kitchen Finishes	2,700.00	sf	171.49	/sf	463,018	0.31%
		INT WALLS FINISHES DOORS ETC	**16,200.00**	**SF**	**138.51**	**/SF**	**2,243,858**	**1.48%**
	11-40-00	**FOOD SERVICE EQUIPMENT**						
		Food Service Bid	2,700.00	sf	131.91	/sf	356,168	0.24%
		FOOD SERVICE EQUIPMENT	**16,200.00**	**SF**	**21.99**	**/SF**	**356,168**	**0.24%**
	21-13-05	**FIRE SPRINKLER SYSTEMS**						
		Fire protection Systems	16,200.00	sf	3.96	/sf	64,110	0.04%
		FIRE SPRINKLER SYSTEMS	**16,200.00**	**SF**	**3.96**	**/SF**	**64,110**	**0.04%**
	22-02-05	**PLUMBING & HVAC**						
		Plumbing & HVAC Budget	16,200.00	sf	27.70	/sf	448,772	0.30%
		PLUMBING & HVAC	**16,200.00**	**SF**	**27.70**	**/SF**	**448,772**	**0.30%**
	26-05-05	**ELECTRICAL**						
		Electrical Budget Commercial / sf	16,200.00	sf	23.74	/sf	384,661	0.25%
		ELECTRICAL	**16,200.00**	**SF**	**23.74**	**/SF**	**384,661**	**0.25%**
		2.2 Annex Rooftop Addition Interior Build Out	**16,200.00**	**sq ft**	**215.90**	**/sq ft**	**3,497,568**	**2.31%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
3.0		Parking Garage						
	02-41-13	SITE DEMOLITION						
		Demo Misc Site Elements	1.00	LS	32,978.49	/LS	32,978	0.02%
		SITE DEMOLITION	221,250.00	SF	0.15	/SF	32,978	0.02%
	03-01-05	CONCRETE						
		Concrete Foundations Sub /SF	44,250.00	SF	19.79	/SF	875,579	0.58%
		Concrete Elevator Pits Sub /EA	1.00	EA	15,829.68	/EA	15,830	0.01%
		Concrete Slab on Grade Sub /SF	44,250.00	SF	14.51	/SF	642,092	0.43%
		Turnkey 3" concrete topping slab on pre-cast deck with WWF /SF	177,000.00	SF	5.94	/SF	1,050,695	0.70%
		CONCRETE	221,250.00	SF	11.68	/SF	2,584,196	1.71%
	03-41-05	PRE-CAST STRUCTURAL CONCRETE						
		Structural Pre-cast Parking Garage	221,250.00	SF	46.17	/SF	10,215,092	6.76%
		PRE-CAST STRUCTURAL CONCRETE	221,250.00	SF	46.17	/SF	10,215,092	6.76%
	05-15-16	WIRE ROPE ASSEMBLIES						
		Galvanized Wire Rope Vehicular Barrier Railing Sub /LF	3,800.00	LF	35.62	/LF	135,344	0.09%
		WIRE ROPE ASSEMBLIES	221,250.00	SF	0.61	/SF	135,344	0.09%
	05-50-05	METAL FABRICATIONS						
		Miscellaneous Metals Bid	1.00	LS	197,871.04	/LS	197,871	0.13%
		METAL FABRICATIONS	221,250.00	SF	0.89	/SF	197,871	0.13%
	05-51-05	METAL STAIRS						
		Metal Pan Stair Flights (Floor to Floor) w/ Rails	10.00	EA	34,112.34	/EA	341,123	0.23%
		METAL STAIRS	221,250.00	SF	1.54	/SF	341,123	0.23%
	08-11-13	HOLLOW METAL DOORS & FRAMES						
		Door & Hardware Bid	1.00	LS	33,942.80	/LS	33,943	0.02%
		HOLLOW METAL DOORS & FRAMES	221,250.00	SF	0.15	/SF	33,943	0.02%
	08-81-05	GLASS GLAZING						
		Glazing	1.00	LS	100,157.05	/LS	100,157	0.07%
		GLASS GLAZING	221,250.00	SF	0.45	/SF	100,157	0.07%
	09-05-13	INT WALLS FINISHES DOORS ETC						
		Interior Finish Allowance / SF	4,000.00	SF	79.15	/SF	316,594	0.21%
		INT WALLS FINISHES DOORS ETC	221,250.00	SF	1.43	/SF	316,594	0.21%
	10-73-26	WALKWAY COVERS						
		Metal Walkway Covers Sub	825.00	LIN FI	237.45	/LIN FT	195,892	0.13%
		WALKWAY COVERS	221,250.00	SF	0.89	/SF	195,892	0.13%
	14-21-05	NEW ELEVATORS						
		Electric Elevator - 5 Floors	2.00	EA	184,679.63	/EA	369,359	0.24%

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
3.0		NEW ELEVATORS	221,250.00	SF	1.67	/SF	369,359	0.24%
	22-02-05	PLUMBING & HVAC						
		Plumbing & HVAC Budget	1.00	LS	656,683.86	/LS	656,684	0.43%
		PLUMBING & HVAC	221,250.00	SF	2.97	/SF	656,684	0.43%
	26-05-05	ELECTRICAL						
		Electrical Budget Commercial / sf	221,250.00	SF	6.04	/SF	1,336,718	0.88%
		ELECTRICAL	221,250.00	SF	6.04	/SF	1,336,718	0.88%
	31-23-23	FILL						
		Sand Fill at Slab on Grade and Ramp	1,866.67	CY	36.94	/CY	68,947	0.05%
		FILL	221,250.00	SF	0.31	/SF	68,947	0.05%
	31-62-05	DRIVEN PILES						
		Pile Driving Budget	221,250.00	SF	7.91	/SF	1,751,159	1.16%
		Pile Load Test Allowance	1.00	LS	65,957.01	/LS	65,957	0.04%
		DRIVEN PILES	221,250.00	SF	8.21	/SF	1,817,116	1.20%
	32-13-13	CONCRETE PAVING						
		Pavement Restore/Replace	24,175.00	SF	10.55	/SF	255,122	0.17%
		CONCRETE PAVING	221,250.00	SF	1.15	/SF	255,122	0.17%
	32-13-20	CONCRETE WALKS						
		Concrete Walks to parking garage	3,300.00	SF	10.55	/SF	34,825	0.02%
		CONCRETE WALKS	221,250.00	SF	0.16	/SF	34,825	0.02%
	32-17-23	PAVEMENT MARKINGS						
		Parking Stripes / Spot	770.00	EA	32.98	/EA	25,393	0.02%
		PAVEMENT MARKINGS	221,250.00	SF	0.11	/SF	25,393	0.02%
	32-90-05	LANDSCAPING						
		Landscape Allowance	1.00	LS	164,892.51	/LS	164,893	0.11%
		Landscape Allowance	1.00	LS	230,849.56	/LS	230,850	0.15%
		LANDSCAPING	221,250.00	SF	1.79	/SF	395,742	0.26%
	33-41-13	SITE DRAINAGE						
		Storm Drainage Allowance	1.00	LS	65,957.01	/LS	65,957	0.04%
		SITE DRAINAGE	221,250.00	SF	0.30	/SF	65,957	0.04%
	33-47-26	SITE DRAINAGE RETENTION SYSTEMS						
		Modular Buried water Storage Units	4,610.00	CF	46.17	/CF	212,843	0.14%
		SITE DRAINAGE RETENTION SYSTEMS	221,250.00	SF	0.96	/SF	212,843	0.14%
		3.0 Parking Garage	**700.00**	**CARS**	**27,702.71**	**/CARS**	**19,391,897**	**12.82%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
4.0		Surface Parking Item 4						
	10-73-26	WALKWAY COVERS						
		Metal Walkway Covers Sub	498.00	LN FT	237.45	/LN FT	118,248	0.08%
		WALKWAY COVERS			0	/SF	118,248	0.08%
	26-56-05	EXTERIOR LIGHTING						
		Ext. Light Fixture Bid	1.00	LS	111,028.07	/LS	111,028	0.07%
		EXTERIOR LIGHTING			0	/SF	111,028	0.07%
	32-13-13	CONCRETE PAVING						
		Pavement Restore/Replace	54,103.00	SF	13.19	/SF	713,694	0.47%
		CONCRETE PAVING			0	/SF	713,694	0.47%
	32-13-20	CONCRETE WALKS						
		Concrete Walks to parking 4	1,992.00	SF	10.55	/SF	21,022	0.01%
		CONCRETE WALKS			0	/SF	21,022	0.01%
	32-17-23	PAVEMENT MARKINGS						
		Parking Stripes / Spot	125.00	EA	32.98	/EA	4,122	0.00%
		PAVEMENT MARKINGS			0	/SF	4,122	0.00%
	32-90-05	LANDSCAPING						
		Landscape Allowance	1.00	LS	197,871.03	/LS	197,871	0.13%
		LANDSCAPING			0	/SF	197,871	0.13%
	33-41-13	SITE DRAINAGE						
		Storm Drainage Allowance	1.00	LS	32,978.51	/LS	32,979	0.02%
		SITE DRAINAGE			0	/SF	32,979	0.02%
	33-47-26	SITE DRAINAGE RETENTION SYSTEMS						
		Modular Buried water Storage Units	5,636.00	CF	46.17	/CF	260,214	0.17%
		SITE DRAINAGE RETENTION SYSTEMS			0	/SF	260,214	0.17%
		4.0 Surface Parking Item 4	**125.00**	**CARS**	**11,673.42**	**/CARS**	**1,459,178**	**0.97%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
5.0		Surface Parking Item 5						
	10-73-26	WALKWAY COVERS						
		Metal Walkway Covers Sub	516.00	LN FT	237.45	/LN FT	122,522	0.08%
		WALKWAY COVERS			0	/SF	122,522	0.08%
	26-56-05	EXTERIOR LIGHTING						
		Ext. Light Fixture Bid	1.00	LS	148,023.36	/LS	148,023	0.10%
		EXTERIOR LIGHTING			0	/SF	148,023	0.10%
	32-13-13	CONCRETE PAVING						
		Pavement Restore/Replace	37,241.00	SF	13.19	/SF	491,261	0.33%
		CONCRETE PAVING			0	/SF	491,261	0.33%
	32-13-20	CONCRETE WALKS						
		Concrete Walks to parking 5	2,064.00	SF	10.55	/SF	21,782	0.01%
		CONCRETE WALKS			0	/SF	21,782	0.01%
	32-17-23	PAVEMENT MARKINGS						
		Parking Stripes / Spot	112.00	EA	32.98	/EA	3,694	0.00%
		PAVEMENT MARKINGS			0	/SF	3,694	0.00%
	32-90-05	LANDSCAPING						
		Landscape Allowance	1.00	LS	164,892.53	/LS	164,893	0.11%
		LANDSCAPING			0	/SF	164,893	0.11%
	33-41-13	SITE DRAINAGE						
		Storm Drainage Allowance	1.00	LS	26,382.80	/LS	26,383	0.02%
		SITE DRAINAGE			0	/SF	26,383	0.02%
	33-47-26	SITE DRAINAGE RETENTION SYSTEMS						
		Modular Buried water Storage Units	3,879.00	CF	46.17	/CF	179,093	0.12%
		SITE DRAINAGE RETENTION SYSTEMS			0	/SF	179,093	0.12%
		5.0 Surface Parking Item 5	**112.00**	**CARS**	**10,336.16**	**/CARS**	**1,157,650**	**0.77%**

APPENDIX F - MUNICIPAL AUDITORIUM - COST ESTIMATE - DETAIL

Bid Item	Phase	Description	Takeoff Quantity		Grand Total Unit Price		Grand Total	Percent of Total
8.0		**Campus Site Improvements/Pedestrian Walkway/Misc**						
	10-73-26	**WALKWAY COVERS**						
		Metal Walkway Covers Sub	1,288.00	LN FT	237.45	/LN FT	305,829	0.20%
		WALKWAY COVERS			**0**	**/SF**	**305,829**	**0.20%**
	12-93-05	**SITE FURNISHINGS**						
		Site Furnishings Budget	1.00	LS	329,785.06	/LS	329,785	0.22%
		SITE FURNISHINGS			**0**	**/SF**	**329,785**	**0.22%**
	32-13-20	**CONCRETE WALKS**						
		Concrete Walks to building	4,640.00	SF	10.55	/SF	48,966	0.03%
		CONCRETE WALKS			**0**	**/SF**	**48,966**	**0.03%**
	32-90-05	**LANDSCAPING**						
		Landscape Allowance	1.00	LS	197,871.05	/LS	197,871	0.13%
		LANDSCAPING			**0**	**/SF**	**197,871**	**0.13%**
	33-41-13	**SITE DRAINAGE**						
		Storm Drainage Allowance	1.00	LS	19,787.10	/LS	19,787	0.01%
		SITE DRAINAGE			**0**	**/SF**	**19,787**	**0.01%**
	33-47-26	**SITE DRAINAGE RETENTION SYSTEMS**						
		Modular Buried Water Storage Units	484.00	CF	46.17	/CF	22,346	0.02%
		OTHER Modular Buried Water Storage Units (NEED OWNER INPUT)		***CF***		***/CF***	***0***	***0***
		SITE DRAINAGE RETENTION SYSTEMS			**0**	**/SF**	**22,346**	**0.02%**
	34-41-05	**ROADWAY SIGNALING & CONTROL**						
		Updated Crosswalk Street Traffic Signal Budget	1.00	LS	329,785.06	/LS	329,785	0.22%
		ROADWAY SIGNALING & CONTROL			**0**	**/SF**	**329,785**	**0.22%**
		8.0 Campus Site Improvements/Pedestrian Walkway/Misc	**4,640.00**	**SQ FT**	**270.34**	**/SQ FT**	**1,254,370**	**0.83%**